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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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Self Commission Case No.

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DEED OF CONVEYANCE

(SALE)

Certified that the Document is submitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

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N. J. Stamp

SL. No. 189 Date 09/09/22

Sold to. Jai Balaji Developers

of. Jyoti Nagar, Siliguri

Value. 5000/- Rupees. Five Thousand only

Jayabrata Banik



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Jayabrata Banik



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Jayabrata Banik



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

Ranu Sarkar

15 SEP 2022

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THIS DEED OF CONVEYANCE (SALE)
IS MADE ON THIS THE 15th DAY OF SEPTEMBER,
TWO THOUSAND TWENTY TWO, (2022)

MARKET VALUE	RS.6,15,66,396/-
CONSIDERATION AMOUNT	RS.5,65,00,000/-
AREA OF LAND	0.6321 ACRES OR 38.309 KATHAS
KHATIAN NO.	682 (RS) & 130 (LR)
PLOT NOS.	53, 55 & 56 (RS) 57 & 58 (LR)
MOUZA	DABGRAM
SHEET NO.	04 (RS) & 26 (LR)
J.L.NO.	02
PARGANA	BAIKUNTHAPUR
POLICE STATION	BHAKTINAGAR
DISTRICT	JALPAIGURI
WARD NO.	41 OF SILIGURI MUNICIPAL CORPORATION

BETWEEN

JAI BALAJI DEVELOPERS, HAVING PAN No. AASFJ4348L, a Partnership Firm, having principal office at Ground Floor, Shivam Villa, Besides Goodricke School, Jyoti Nagar, Siliguri, Post Office – Siliguri, Police Station Bhaktinagar, PIN – 734001, District Jalpaiguri, West Bengal., **REPRESENTED** in these presents by its partners:-

- (1) **SRI NAVIN AGARWAL S/O LATE KEDARNATH AGARWAL;**
- (2) **SRI SUJIT KUMAR AGARWAL S/O LATE RAJ KUMAR AGARWAL**, both Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 resident of Ashrampara, Udham Singh Sarani, Post Office and Police Station – Siliguri, Pin- 734001, Dist. Darjeeling, West Bengal, India and No.2 resident of Asmi Kunj, Block-B, Jatin Das Sarani by Lane, Ashrampara, Siliguri, Post Office and Police Station Siliguri, PIN – 734001, District Darjeeling, West Bengal, India.,

HEREINAFTER referred to and called as the **“PURCHASER”** (which name and expression shall unless excluded by or otherwise repugnant to the subject or

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Anat Sarkar (Mallick)

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মারুতিন বোস

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Rosa Sarkar

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Maimul Haque

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বালকৃষ্ণ বসু

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ব্রজেন বসু

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Rajendra Kumar



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context be deemed to mean and include it's representatives, partners, successors-in-office and assigns) of the **FIRST PART**;

AND

1. **SRI RAMESH BAJLA, S/O LATE CHOUTH MAL BAJLA**, Having **I.T.PAN:ACVPB7475M**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 10 Bajla House, K.C.Dey Road, Siliguri, P.O. & P.S – Siliguri, PIN - 734001, Dist. Darjeeling, West Bengal.;
2. **SRI ASHISH BAJLA S/O SRI RAMESH BAJLA**, Having **I.T.PAN:AHDPB0041N**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 10 Bajla House, K.C.Dey Road, Siliguri, P.O. & P.S – Siliguri, PIN - 734001, Dist. Darjeeling, West Bengal.;

HEREINAFTER referred to and called as the **“VENDOR NOS. 1 & 2”** respectively (which expression shall mean and include their, heirs, executors, successors, representatives, administrators, and assigns) of the **“SECOND PART”**;

AND

1. **SRI SHAMBHU ROY S/O SRI JITEN ROY**, Having **I.T. PAN: AHVPR4994A**, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of No. 1 Bakravita, Dabgram, P.O. – Sahudangi & P.S – Bhaktinagar, PIN - 735135, Dist. Jalpaiguri, West Bengal.;
2. **MAKCHADUL ISLAM S/O MD SAPIRUDDIN**, Having **I.T. PAN: AFXPI0041R**, Muslim by Religion, Indian by Nationality, Business by Occupation, resident of Payabhita, Shikarpur, P.O. – Shikarpur & P.S. – Rajganj, PIN – 735133, Dist. Jalpaiguri, West Bengal.;



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Jai Balaji Developers
savitri da Navin Arun
Partner

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Jai Balaji Developers
Sujit Kumar Agarwal
Partner



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3. **SMT RANU SARKAR W/O SRI PRADIP SARKAR**, Having **I.T.PAN: BDWPS6035D**; Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Surya Sen Colony, Block – A, Siliguri, P.O. – Siliguri Town & P.S. – Bhaktinagar, PIN – 734004, Dist. Jalpaiguri, West Bengal.;
4. **SMT ARATI SARKAR MALLICK W/O SRI SAMARESH SARKAR**, Having **I.T.PAN: JTPPS7150J**, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Surya Sen Colony, Block – A, Siliguri, P.O. – Siliguri Town & P.S. – Bhaktinagar, PIN – 734004, Dist. Jalpaiguri, West Bengal.;
5. **MRS PARMINA BUGAM W/O MAMINUL ISLAM**, Having **I.T.PAN: DZGPB4084M**, Muslim by Religion, Indian by Nationality, Business by Occupation, resident of Payabhita, Shikarpur, P.O. – Shikarpur & P.S. – Rajganj, PIN – 735133, Dist. Jalpaiguri, West Bengal.;
6. **SMT ROSY SARKAR W/O SRI JAHAR SARKAR**, Having **I.T.PAN: BTZPS2139D**, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Kashmir Colony, Ward No.32, PO & PS– Bhaktinagar, PIN - 734001, Dist. Jalpaiguri, West Bengal.;
7. **MAINUL MD S/O KAMIRUL MD.**, Having **I.T.PAN:CEKPM9966D**, Muslim by Religion, Indian by Nationality, Business by Occupation, resident of Belakoba, P.O & PS–Belakoba, PIN - 735133, Dist. Jalpaiguri, West Bengal.;

HEREINAFTER referred to and called as the “**CONFIRMING PARTY NOS. 1 To 7**” (which expression shall mean and include their, heirs, executors, successors, representatives, administrators, and assigns) of the “**THIRD PART**”;

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P.O. Serokhe Road, Siliguri



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8. SRI BAKHARU ROY S/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;
9. SRI BUDHU RAM ROY S/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;
10. SRI BISHTU ROY S/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;
11. SRI DUKHU ROY S/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;
12. SRI LALU RAY @ LALU ROY S/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;
13. SMT BHARATI PRADHAN W/O SRI SHYAM PRADHAN & D/O LATE SRI BATASU ROY & LATE SMT LILESHWARI ROY;

All are Hindu by Religion, No. 8 & 13 Business by Occupation, Indian by Citizenship; No. 8 & 12 resident of Bhagat Singh Path, Sarbapally, Chayanpara, Salugara, Siliguri, PO – Sevoke Road & PS - Bhaktinagar, PIN – 734008, Dist – Jalpaiguri, West Bengal., & No. 13 resident of Baikunthapally, Jyoti Nagar, Siliguri, PO – Sevoke Road & PS - Bhaktinagar, PIN – 734008, Dist - Jalpaiguri, West Bengal., **HEREINAFTER** referred to and called as the **“CONFIRMING PARTY NOS. 8 TO 13”** (which expression shall mean and include their, heirs, executors, successors, representatives, administrators, and assigns) of the **“FOURTH PART”**;

14. SRI RAMESH BAJLA, S/O LATE CHOUTH MAL BAJLA, Having I.T.PAN:ACVPB7475M, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 10 Bajla House, K.C.Dey Road, Siliguri, P.O. & P.S – Siliguri, PIN - 734001, Dist. Darjeeling, West Bengal.; **HEREINAFTER** referred to and called as the **“CONFIRMING PARTY NO.14”** (which expression shall mean and include their, heirs, executors, successors, representatives, administrators, and assigns) of the **“FIFTH PART”**;



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D). i. **WHEREAS** the **VENDOR - SRI RAMESH BAJLA**, has acquired all that piece and parcel of total **Land Measuring 0.6071 Acres or 36.793 Kathas**, appertaining to R.S.Plot Nos. 53, 55 & 56, corresponding to L.R.Plot Nos. 57 & 58, recorded in R.S.Khatian No. 682, Situated at **MOUZA – DABGRAM**, R.S.Sheet No. 04, corresponding to L.R.Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, P.S. - Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, Dist - Jalpaiguri, West Bengal, as described in the Schedule herein below, by virtue of Deed of Gift Being No. 138 for the year 2020, Registered at the Office of Additional District Sub – Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Sri Binode Bajla @ Binod Bajla S/o Late Chouth Mal Bajla, having his absolute permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Thereafter the said **SRI RAMESH BAJLA**, has gifted his 50 % share out of his total land, to and in favour of his Son- **Sri Ashish Bajla, Being the Vendor No.2** herein, being land gifted is Land Measuring **0.3035 Acres or 18.39 Kathas**, appertaining to R.S.Plot No.53 - 0.08985 Acres Corresponding to L.R.Plot No.57; R.S.Plot No.55-0.025 Acres Corresponding to L.R.Plot No.57; R.S.Plot No.56 – 0.03975 Acres Corresponding to L.R.Plot No. 57 and R.S.Plot No.53 - 0.1026 Acres Corresponding to L.R.Plot No.58; R.S.Plot No.56-0.0463 Acres Corresponding to L.R.Plot No.58, all plots recorded in R.S.Khatian No. 682, L.R.Khatian No.130, Situated at **MOUZA – DABGRAM**, R.S.Sheet No. 04, corresponding to L.R.Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, P.S. - Bhaktinagar,

Under Siliguri Municipal Corporation Ward No.41, Dist - Jalpaiguri, West Bengal, as described in the Schedule herein below, by virtue of Deed of Gift Being No. 6817 for the Year 2022, Registered at the Office of Additional District Sub – Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Sri Ramesh Bajla, having his absolute permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Ramesh Bajla

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ii. WHEREAS the **VENDOR No.1 - SRI RAMESH BAJLA**, has also acquired all that piece and parcel of **Land Measuring 2.5 Decimals**, appertaining to R.S.Plot No. 53, recorded in R.S.Khatian No. 682, Situated at **MOUZA – DABGRAM**, R.S.Sheet No. 04, corresponding to L.R.Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, P.S. - Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, Dist - Jalpaiguri, West Bengal, as described in the Schedule herein below, by virtue of Deed of Gift Being No. 8302 for the Year 2022, registered at the Office of Additional District Sub – Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Sri Binode Bajla S/o Late Chouth Mal Bajla, having his absolute permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

iii. THUS the **Vendor No.1- SRI RAMESH BAJLA**, is the absolute owner of the total land measuring **(0.30356 Acres + 0.025 Acres) = 0.32856 Acres**, **OUT of which:-**

Land Measuring 0.30356 Acres or 18.39 Kathas, appertaining to R.S.Plot No.53 - 0.08985 Acres Corresponding to L.R.Plot No.57; R.S.Plot No.55-0.025 Acres Corresponding to L.R.Plot No.57; R.S.Plot No.56 – 0.03975 Acres Corresponding to L.R.Plot No. 57 and R.S.Plot No.53 - 0.1027 Acres Corresponding to L.R.Plot No.58; R.S.Plot No.56-0.0463 Acres Corresponding to L.R.Plot No.58, all plots recorded in R.S.Khatian No. 682, L.R.Khatian No.130, Situated at **MOUZA – DABGRAM**, R.S.Sheet No. 04, corresponding to L.R.Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, P.S. - Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, Dist - Jalpaiguri, West Bengal.;

and

Land Measuring 2.5 Decimals or 0.025 Acres, appertaining to R.S.Plot No. 53, recorded in R.S.Khatian No. 682, Situated at **MOUZA – DABGRAM**, R.S.Sheet No. 04, corresponding to L.R.Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, P.S. - Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, Dist - Jalpaiguri, West Bengal.,

AND

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The **VENDOR NO.2 - SRI ASHISH BAJLA**, is the absolute owner of:-

Land Measuring 0.3035 Acres or 18.39 Kathas,

Both having their absolute permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

II). i. WHEREAS the Confirming Party No.1, 4 & 5 acquired the land measuring **9 Kathas**, appertaining to RS & L.R.Plot No.56, R.S.Khatian No.682, corresponding to L.R.Khatian No.53, J.L.No.02, **Mouza-Dabgram**, R.S.Sheet No.04 & Corresponding to L.R.Sheet No.26, Pargana-Baikunthapur, Under Siliguri Municipal Corporation Ward No.41, PS-Bhaktinagar, District-Jalpaiguri, West Bengal., Vide Sale Deed No.5312 For the Year 2021, registered at the Office of Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Smt Sushila Roy, Sri Babu Singh Roy and Sri Baishaku Roy, through their Constituted Attorney namely Sri Pradip Sarkar and Mr. Maminul Islam.

WHEREAS thereafter the Confirming Party No. 5 – Parmina Begum sold/transferred, land measuring **1.5 Katha, (out of her 3 Kathas)**, appertaining to R.S.Plot No.56, corresponding to L.R.Plot No.56, R.S.Khatian No.682, J.L.No.02, **Mouza-Dabgram**, R.S.Sheet No.04 & L.R.Sheet No.26, Pargana-Baikunthapur, PS-Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, District-Jalpaiguri, West Bengal., to Mainul Md., the Confirming Party No.7 Herein., Vide Sale Deed No.24 For the Year 2022, registered at the Office of District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal.

ii. WHEREAS thus the Confirming Party No.1 and 4 remained the owner of land measuring **6 Katha AND** the Confirming Party No.5, remained the owner of the Land Measuring 1.5 Kathas, after selling her 50 % Share (i.e) is 1.5 Kathas, to Confirming Party No.7.

III)i. WHEREAS the Confirming Party No.6 acquired the land measuring **4 Katha**, appertaining to R.S.Plot No.56 & L.R.Plot No.56, R.S.Khatian No.682, L.R.Khatian No.53, J.L.No.02, **Mouza-Dabgram**, R.S.Sheet No.04 & L.R.Sheet

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No.26, Pargana-Baikunthapur, PS-Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, District-Jalpaiguri, West Bengal., Vide Sale Deed No.5307 For the Year 2021, registered at the Office of Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Smt Sushila Roy, Sri Babu Singh Roy and Sri Baishaku Roy, through their Constituted Attorney namely Sri Pradip Sarkar and Mr. Maminul Islam.

IV)i. WHEREAS the Confirming Party No.2 & 3 acquired the land measuring **10 Katha**, appertaining to R.S.Plot No.56, L.R.Plot No.56, R.S.Khatian No.682, L.R.Khatian No.53, J.L.No.02, **Mouza-Dabgram**, R.S.Sheet No.04 & L.R.Sheet No.26, Pargana-Baikunthapur, PS-Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, District-Jalpaiguri, West Bengal., Vide Sale Deed No.3609 For the Year 2020, registered at the Office of Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Smt Sushila Roy, Sri Babu Singh Roy and Sri Baishaku Roy, through their Constituted Attorney namely Sri Pradip Sarkar and Mr. Maminul Islam.

V)i. WHEREAS the Confirming Party No.1 acquired the land measuring **5 Katha**, appertaining to R.S.Plot No.56, L.R.Plot No.56, R.S.Khatian No.682, L.R.Khatian No.53, J.L.No.02, **Mouza-Dabgram**, R.S.Sheet No.04 & L.R.Sheet No.26, Pargana-Baikunthapur, PS-Bhaktinagar, Under Siliguri Municipal Corporation Ward No.41, District-Jalpaiguri, West Bengal., Vide Sale Deed No.5306 For the Year 2021, registered at the Office of Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., duly executed by Smt Sushila Roy, Sri Babu Singh Roy and Sri Baishaku Roy, through their Constituted Attorney namely Sri Pradip Sarkar and Mr. Maminul Islam.

VI. AND WHEREAS the Confirming Party Nos.1 to 7 has/have also mutated their respective names and obtained separate L.R.Khatians in their name:-

Being L.R.Khatian No.139 & 141 - **SRI SHAMBHU ROY**

Being L.R.Khatian No.128 - **MD MAKCHADUL ISLAM**

Being L.R.Khatian No.129 - **SMT RANU SARKAR**

Being L.R.Khatian No.142 - **SMT ARATI SARKAR**

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Being L.R.Khatian No.140 - **PARMINA BUGAM**
Being L.R.Khatian No.138 - **SMT ROSY SARKAR**
Being L.R.Khatian No.145 - **MAINUL MD**

VII. AND WHEREAS the Confirming Party Nos.1 to 7 being under the influence of some serious misunderstandings have taken the registry of the said above detailed land in their favour, by virtue of different deeds and as a result of such misunderstandings and claiming themselves the land owners of the part and portion of the Scheduled Land, were trying to create some chaos/disputes on and upon the said part and portion of the Scheduled Land, claiming their title, as per title deeds detailed above and after long discussions and meetings, with the interference of well-wishers and after chronologically tallying the documents/deeds, by legal experts of both the Parties(i.e) Vendors and the Confirming Party Nos.1 to 7, it has been finally found and settled and accepted by the said Confirming Party Nos.1 to 7 in whole in their sound state of mind and health, that their claims as to the said part and portion of the Scheduled Land does not stand valid at all, their claims to the boundary of the said land does not stand valid at all and the Confirming Party Nos.1 to 7 also accept that do not have any possession whatsoever of the said part and portion of the Scheduled Land and so the Confirming Party Nos.1 to 7, being fully aware of their legal validity and legal status as regards the said part and portion of the Scheduled Land, has/have fully voluntarily in their good health and sound peaceful mind, has/have requested the Vendors to at least provide them with certain sum of money, which may be counted/treated as an amount for coming into settlement, irrespective of their claims being totally invalid and void.

Moreover the Confirming Party Nos.1 to 7 has/have agreed to cancel their L.R.Khatians at the Office of the Block Land & Land Reforms Office, Rajganj, Dist-Jalpaiguri, West Bengal., as standing recorded in their names, after the execution of these presents voluntarily, by submitting proper petitions to the Office of the Block Land & Land Reforms Office, Rajganj and shall surrender all their original title deeds, documents to the Vendors on execution of these presents and the Vendors shall simultaneously hand over the same to the Purchaser hereof.

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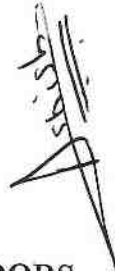
AND WHEREAS the Confirming Party Nos.1 to 7, herein confirms and declares, that the Vendors hereof is/are having valid legal title over the Scheduled Land and the Scheduled Land is very much situated and having the boundaries as per the title deed of the Vendors. It is further confirmed by the Confirming Party Nos.1 to 7, that land described in the Schedule below, has been

transferred to the present Vendors hereof, through proper deeds starting from the R.S.Khatian, duly executed as per provisions of law. The Confirming Party Nos.1 to 7, further acknowledges that the said Scheduled land is free from all encumbrances and charges whatsoever and the legal heir of Sri Hardeb Singh (Now Deceased), namely Smt Sugamiswari Roy, has previously, validly transferred her entitled said land, which later came transferred to the present Vendors hereof. It is stated that the Confirming Party Nos.1 to 7 declares that they do not have any right, title and interest in the Scheduled Land and they are also relinquishing all of their rights, title and interest (if any) in and upon the Scheduled Land. The Confirming Party Nos.1 to 7 also state that they, nor their legal heirs, successors shall have/had any valid claim and right, title and interest in the Scheduled Land.

VIII. AND WHEREAS the Confirming Party Nos.8 to 13, also being under the influence of some misunderstandings were trying to create some chaos in and upon the said scheduled land and after discussions and meetings, with the Vendors, it has been finally accepted by the said Confirming Party Nos.8 to 13 in their sound state of mind and health, that they were merely creating chaos on the Scheduled Land, without having valid reason and standing as per law, for some wrongful gain, from the Vendors. It is stated that however the Vendors been the person of sound mind and being interested to transfer the chaos free Scheduled Land to the Purchaser has on the request of the Confirming Party Nos.8 to 13, has agreed to provide them a certain sum of money, irrespective of the Confirming Party Nos.8 to 13, having any valid claim/standing in respect to the Scheduled Land.

AND WHEREAS the Confirming Party Nos.8 to 13, herein confirms and declares, that the Vendors hereof is/are having valid legal title in and over the Scheduled Land and the Scheduled Land is very much situated and having the boundaries as per the title deed of the Vendors. It is further confirmed by the Confirming Party Nos.8 to 13, that land described in the Schedule below, has been transferred to the present Vendors hereof, through proper deeds starting from the R.S.Khatian, duly executed as per provisions of law. The Confirming Party Nos.8 to 13, further acknowledges that the said Scheduled land is free from all encumbrances and charges whatsoever and the legal heir of Sri Hardeb Singh (Now Deceased), namely Smt Sugamishwari Roy, has previously, validly transferred her entitled said land, which later came transferred to the present Vendors hereof. It is stated that the Confirming Party Nos.8 to 13 declares that they do not have any right, title and interest in the Scheduled Land and they are also relinquishing all of their rights, title and interest (if any) in and upon the Scheduled Land. The Confirming Party Nos.8 to 13 state that they, nor their legal heirs, successors shall have/had any valid claim and right, title and interest in the Scheduled Land at any point of time.

IX. That the Confirming Party No.14 –Sri Ramesh Bajla, (who is also one of the Vendors herein) declares that the part of Scheduled land being transferred by him to the Vendor No.2, by him through Deed of Gift No. 6817 for the Year 2022, Registered at the Office of Additional District Sub – Registrar Bhaktinagar, Dist. Jalpaiguri, West Bengal., (as stated above)-has been duly transferred and the said land falls under the Siliguri Municipal Corporation Ward No.41. The Confirming Party No.14, further declares that, that the Vendor No.2 is having valid legal title in and over the said part of Scheduled Land and also further declares that the said Scheduled land is free from all encumbrances and charges whatsoever and the Confirming Party No.14, relinquishes all of his rights, title and interest (if any) in and upon the said part of Scheduled Land gifted by him to the Vendor No.2 and he nor his legal heirs, successors shall have/had any valid claim and right, title and interest in the said part of the Scheduled Land at any point of time.



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XI. AND WHEREAS now the **VENDORS**, after proper settlement of misunderstandings above mentioned with the respective parties, being in need of money for the purpose of their domestic and other purposes has/have orally expressed their desire to sale/sell the scheduled area of land in peaceful possession, measuring in total **0.6321 ACRES OR 38.309 KATHAS** of land (**morefully described in the Schedule below**), and the Purchaser being in need of such plot of land at such location and at such boundaries, has/have accepted the said offer of sale of the **VENDORS** and has offered to purchase the same at the total price / value of **Rs.5,65,00,000/- (Rupees Five Crore Sixty Five Lakhs Only)** free from all encumbrances and charges whatsoever.

AND WHEREAS now the **VENDORS** hereof, after considering the offer so offered by the Purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell the total scheduled plot of land in a peaceful vacant position as fully described in the Schedule below to and in favour of the Purchaser at or for the aforesaid price / total sum of **Rs.5,65,00,000/- (Rupees Five Crore Sixty Five Lakhs Only)** free from all encumbrances and charges whatsoever and the below Schedule Vacant Land is transferred in the manner hereinafter appearing.

XII. AND WHEREAS it is pertinent to mention here that the Vendors has/have jointly requested the Purchaser to make some amount of payments in favour of the Confirming Party Nos.1 to 13 on behalf of the Vendors, directly, from and out of their total consideration money receivable by them/Vendors, from the Purchaser herein. The Purchaser considering such requests of the Vendors has agreed to make the payments of the certain amounts directly in favour of the Confirming Party Nos.1 to 13 as per instructions/directions of the Vendors and the Vendors declare that they shall also, always indemnify and keep indemnified, the purchaser from any liabilities, demands, losses, damages, acts, deeds whatsoever on account of payments made by the purchaser to the Confirming Parties on behalf of the Vendors. The Vendors has requested the Purchasers to deduct the total TDS of the total consideration amount, from the Vendors. The details of payments to Confirming Parties is as follows:-



Rs. 24,50,000/- to SRI SHAMBHU ROY, Confirming Party No.1
Rs. 20,00,000/- to MD MAKCHADUL ISLAM, Confirming Party No.2
Rs. 24,75,000/- to SMT RANU SARKAR, Confirming Party No.3
Rs. 4,74,000/- to SMT ARATI SARKAR, Confirming Party No.4
Rs. 10,00,000/- to PARMINA BUGAM, Confirming Party No.5
Rs. 15,00,000/- to SMT ROSY SARKAR, Confirming Party No.6
Rs. 10,00,000/- to MAINUL MD, Confirming Party No.7

AND

Rs. 1,50,000/- to SRI BAKHARU, Confirming Party No.8
Rs. 1,50,000/- to SRI BUDHU RAM ROY, Confirming Party No.9
Rs. 1,50,000/- to SRI BISHTU ROY, Confirming Party No.10
Rs. 1,50,000/- to SRI DUKHU ROY, Confirming Party No.11
Rs. 1,50,000/- to SRI LALU RAY, Confirming Party No.12
Rs. 1,50,000/- to SMT BHARATI PRADHAN, Confirming Party No.13

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the total sum of Rs.5,65,00,000/- (Rupees Five Crore Sixty Five Lakhs Only), (after deduction of TDS as per provisions of law), as paid by the Purchaser to the Vendors/ Confirming Party Nos.1 to 13 and the receipt whereof the Vendors/Confirming Party Nos.1 to 13, do hereby fully acknowledge the said total consideration amount in sound health and good state of mind and grant full discharge to the Purchaser from the payments thereof, by putting their signatures/ finger impressions on this deed and the Vendor/ Confirming Party, does hereby grant, convey, transfer, assign and assure and make over possession thereof

UNTO the Purchaser the below schedule vacant land, morefully and particularly described in the Schedule appended below and make over possession thereto together with other rights, liberties, privileges, easements, appurtenances, whichever is belonging to or in any way appertaining to the said Vacant Land as absolute estate **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 Govt. of the State of W.B.

- 15 -

The Vendors/Confirming Party covenant to save harmless and indemnify and keep indemnified the Purchaser from or against all such liabilities, demands, losses, damages, acts, deeds and all encumbrances, charges and equities whatsoever and shall execute and do all such lawful acts, deeds and things for the further and more perfectly conveying and assuring the below **SCHEDULED VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The Vendors/Confirming Party does hereby covenant with the Purchaser that if for any defect of title in the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors/Confirming Party and the Purchaser is deprived of ownership of possession of the below **SCHEDULED** property hereby sold or any part thereof in the future, the Vendors/Confirming Party shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with eighteen percent interest, per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

The Vendors/Confirming Party does hereby further declare that they at the request and costs of the Purchaser, shall do and/or execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below **SCHEDULED VACANT LAND** hereby sold by the **VENDOR** and confirmed by the Confirming Parties of these presents. The Vendor shall handover all the original title papers, original chain deeds, legal heir certificates, revenue receipts. L.R.Khatians and/or all the related documents of the Scheduled Vacant Land to the Purchaser herein prior to the execution this deed.



- 16 -



SCHEDULE OF THE LAND SOLD HEREIN

ALL THAT PIECE AND PARCEL OF PEACEFUL VACANT LAND MEASURING 0.6321 ACRES, Being Land appertaining to:-

R.S.PLOT	L.R.PLOT	R.S.KHATIAN	L.R.KHATIAN	AREA SOLD (Acres)
53	57	682	130	0.1797
55	57	682	130	0.0500
56	57	682	130	0.0795
53	58	682	130	0.2053
56	58	682	130	0.0926
53		682		0.0250
TOTAL LAND SOLD				0.6321 Acres or 38.309 Kathas

Situated at **MOUZA – DABGRAM**, R.S. Sheet No. 04, L.R. Sheet No. 26, Pargana - Baikunthapur, J.L. No.02, Under Ward No. 41 of Siliguri Municipal Corporation, Police Station – Bhaktinagar, District - Jalpaiguri, PIN Code No – 734001, West Bengal. India.

Situated at **Zilla Parishad Road**, Siliguri, Pin-734001.

(ROR - Danga and Proposed - Bastu).

The said Plot of Land is butted and bounded as follows:-

North : Land of Smt. Ratna Chakraborty now 13 Feet Wide Private Road,
Then 100 Pearls Appartment;

South : 16 Feet to 20 Feet Wide Kutcha Private Road;

East : Land of M/s. Kanishk Agencies Private Limited Now 100 Pearls Appartment;

West : 42 Feet Wide Pucca Zilla Parishad Road.



IN WITNESS WHEREOF THE VENDORS AND THE CONFIRMING PARTY NOS.1 TO 14, has/have set and subscribed their respective hands and seals in good health & full presence of sound mind on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES:-

1.

Manish Kumar,
S/o, Sopinkain Md.
Piyalika, Jal.

We have read and understood the contents of this deed fully
and we put our signatures and finger impressions on this deed
in our sound mind and good health.

✓ Ramon Bala

✓ Asish

SIGNATURE OF THE VENDORS

2. Jyoti Arora

S/o Narendra Singh Arora
Shastri Nagar, Ward NO-4,
P.O. Serokha Road, Siliguri

We have read and understood the contents of this deed fully
and we put our signatures and finger impressions on this deed
in our sound mind and good health.

3. Anand Kumar
S/O C. S. Dhanu
2 Midh Sarker
Rao
Sanyal
(MB)

1. Shrabhuk

2. S/O Sanyal

3. Rami Sarker

4. Arati Sarker (Mallick)

5. Sanyal

6. Rost Sarker

7. Meimel MB

Born By
No Dukhury
Sanyal Ray, colon
word NO 42

4.

SIGNATURE OF THE CONFIRMING PARTY NO.1 TO 7

We have read and understood the contents of this deed fully
and we put our signatures and finger impressions on this deed
in our sound mind and good health.

5.

Mittra Kundu.
S/o. Late. M.L. Kundu.
Siliguri

8 বাণী রায়

9 সুব্রত রায়

10 Rishi Roy

11 দুধু রায়

12 LALURAY

13 জাতি স্মৃতি

SIGNATURE OF THE CONFIRMING PARTY NO.8 TO 13

Witness

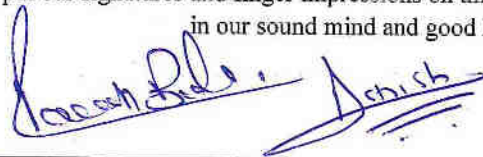
Birade Bajaj

- 20 -

S/o. Late. Chhotu mal Bld.,
C/o Bala Collection.
Sevak Road,
Siliguri - 1

We have read and understood the contents of this deed fully
and we put our signatures and finger impressions on this deed
in our sound mind and good health.

14



SIGNATURE OF THE CONFIRMING PARTY NO.14

✓ 

Jai Balaji Developers

Wanni Anur

Partner

Jai Balaji Developers

Sujit Kumar Aggarwal

Partner

SIGNATURE OF THE PURCHASERS

NOTE: Separate Sheets are being used/annexed for the purpose of affixing impressions of all the fingers of both the hands of the Vendors, Purchaser and the Confirming Party herein, out of their own free will and consent and is/are forming part of these presents.

Drafted as per the instructions of the parties and read over and explained by me to the parties and printed at Raman Agarwal Law Chambers, Siliguri.



RAMAN AGARWAL

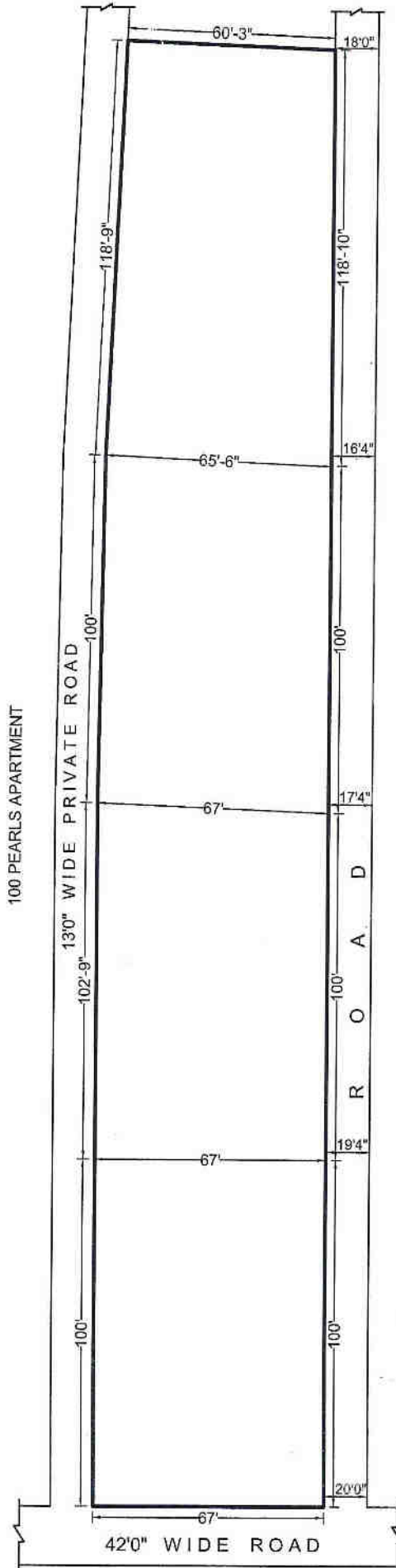
Advocate, Siliguri

Enrollment No.F-222/68/2006,

Goyal Plaza, Opposite Sachitra Hotel,

Sevoke Road, Siliguri, Dist-Jalpaiguri, West Bengal.

LAND OF M/s. KANISHK
AGENCIES PRIVATE LIMITED
NOW 100 PEARLS APARTMENT



NAME OF PURCHASER :

JAI BALAJI DEVELOPERS
JYOTI NAGAR, SILIGURI.

REPRESENTED BY ITS PARTNERS:

1. SRI NAVIN AGARWAL,
S/o. LATE KEDARNATH AGARWAL

2. SRI SUJIT KUMAR AGARWAL
S/o. LATE RAJ KUMAR AGARWAL

NAME OF VENDORS :

1. SRI RAMESH BAJLA,
S/o. LATE CHOUTH MAL BAJLA

2. SRI ASHISH BAJLA
S/o. SRI RAMESH BAJLA

AT 10 BAJLA HOUSE,
K.C. DEY ROAD, P.O. & P.S.- SILIGURI.

LAND SCHEDULE :

MOUZA	:	DABGRAM
PLOT NO.	:	53, 55, 56 (R.S.), 57, 58 (L.R.)
KHATIAN NO.	:	682 (R.S.), 130 (L.R.)
J.L. NO.	:	02
SHEET NO.	:	04 (R.S.), 26 (L.R.)
P.S.	:	BHAKTINAGAR
DIST.	:	JALPAIGURI
WARD NO.	:	41 (S.M.C.)
PARGANA	:	BAIKUNTHAPUR

LAND AREA - 0.6321 Acres or
38.309 Kathas

[Handwritten signature]
[Handwritten signature]

.....
SIGNATURE OF VENDORS

IMPRESSION SHEET



PURCHASERS

Balaji Develope
[Signature]

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Left Hand					
Right Hand					

Jai Balaji Developers

[Signature]
 Signature Partner



Sujit Kumar Agawal
[Signature]

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Jai Balaji Developers

Sujit Kumar Agawal
 Signature Partner

IMPRESSION SHEET

VENDOR NO-1



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Left Hand					
Right Hand					

Raman Bala

Signature of Identifier

Signature of R.O.

Signature with date



VENDOR NO-2

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Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Abhishek
Signature with date

IMPRESSION SHEET



Shambhu

Shambhu

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Right Hand					

Shambhu

Signature



Makhdul

2/10/2021

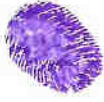
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Signature

2/10/2021

IMPRESSION SHEET

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Ranu Sarkar

Signature

1

Arati

Arati Sarkar (Mallick)	
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Arati Sarkar (Mallick)

Signature

IMPRESSION SHEET



parning

पारनिंग

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पारनिंग

Signature



Rosy

Rosy

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Right Hand					

Rosy

Signature

IMPRESSION SHEET



Bakar V

সত্য কান্ত

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Right Hand					

সত্য কান্ত

Signature of Identifier

Signature of R.O

Signature with date



Bv dw

সত্য কান্ত

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Right Hand					

সত্য কান্ত

Signature of Identifier

Signature of R.O.

Signature with date

IMPRESSION SHEET



Bisla Roy

Bisla

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Right Hand					

Bisla Roy

Signature of Identifier

Signature of R.O

Bisla Roy

Signature with date



12/11/20

12/11/20

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12/11/20

Signature of Identifier

Signature of R.O.

12/11/20

Signature with date

IMPRESSION SHEET



6/6/20

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Signature of Identifier

Signature of R.O

LALOROT

Signature with date



6/6/20

ଭାବନୀ କୁମାର

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Signature of Identifier

Signature of R.O.

ଭାବନୀ କୁମାର

Signature with date

SION SHEET



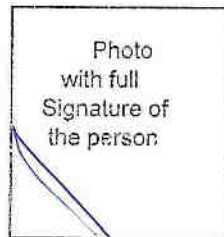
Mainu)

Mainu MD

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Mainu MD

Signature



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Signature

IMPRESSION SHEET



confirming party No-14.

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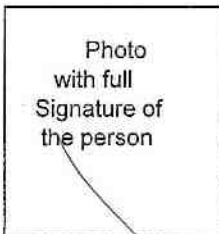
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Right Hand					

Signature of Identifier

Signature of R.O

Signature with date

[Handwritten signature]



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Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

✓



ION SHEET

WITNESS

Manish Kumar

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Left Hand					
Right Hand					

Manish Kumar
Signature



Jyoti

Jyoti - Arun

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Left Hand					
Right Hand					

Jyoti - Arun
Signature

IMPRESSION SHEET



Dinesh Bhandari

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Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O

Dinesh Bhandari
Signature with date



Mithu Kumar

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Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Mithu Kumar
Signature with date

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O

Signature with date

Photo
with full
Signature of
the person

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Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112002609222/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Ramesh Bajla 10 Bajla House, K C Dey Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Seller			
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mr Ashish Bajla K C Dey Road Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Seller			
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr Shambhu Roy Dabgram Bokravita Sahudangi Hat, City:- , P.O:- Sahaudangi, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 735135	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Makchadul Islam Payavita Sikarpur, City:- Not Specified, P.O:- Sikarpur, P.S:-Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735133	Seller			
5	Mrs Ranu Sarkar Surya Sen Colony, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734004	Seller			
6	Mrs Arati Sarkar Mallick Surya Sen Colony Block A Ward 34, City:- , P.O:- Surya Sen Colony, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734004	Seller			
7	Mrs Parmina Bugam Dakshin Baruya Para Garalbari, City:- Not Specified, P.O:- Garalbari, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 735132	Seller			

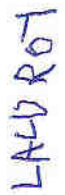
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Navin Agarwal Udham Singh Sarani, Ashrampara, Siliguri, City:- Siliguri Mo, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Buyer [JAI BALAJI DEVELOP ERS]			Jai Balaji Developers Navin Agarwal Partner
9	Mr Sujit Kumar Agarwal Ashrampara, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Buyer [JAI BALAJI DEVELOP ERS]			Jai Balaji Developers Sujit Kumar Agarwal Partner
10	Mrs Rosy Sarkar Kashmir Colony Ward No.32, City:- Not Specified, P.O:- Kashmir Colony, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			Rosy Sarkar
11	Mr Mainul Md Barabari Belakoba, City:- Not Specified, P.O:- Belakoba, P.S:-Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735133	Seller			Mainul Md

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr Bakharu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Mr Budhu Ram Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Mr Bishtu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Mr Dukhu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	Mr Lalu Ray BHAGAT SINGH PATH SARBAPALLY SALUGARA, City:- Not Specified, P.O:- SALUGARA, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
17	Mrs BHARATI PRADHAN Jyoti Nagar Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
18	Mr Ramesh Bajla K C Dey Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MAMINUL ISLAM Son of Mr MOHAMMAD SAPIRUDDIN PAYAVITA, SIKARPUR,, City:- Not Specified, P.O:- SIKARPUR, P.S:- Rajganj, District:- Jalpaiguri, West Bengal, India, PIN:- 735133	Mr Ramesh Bajla, Mr Ashish Bajla, Mr Shambhu Roy, Makchadul Islam, Mrs Re Sarkar, Mrs Arati Sarkar Mrs Parmina Bugam, Mr Agarwal, Mr Sujit Kumar Mrs Rosy Sarkar, Mr Mai Mr Ramesh Bajla			
2	Mr JYOTI ARORA Son of NARENDRA SINGH ARORA I T I ROAD, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Mr Bakharu Roy, Mr Bishtu Roy			
3	Mr DINESH BHANDARI Son of CHANDAR SINGH BHANDARI BHANUNAGAR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West	Mr Budhu Ram Roy, Mr Lalu Roy			



(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-08778/2022	Date of Registration	20/09/2022
Query No / Year	0711-2002609222/2022	Office where deed is registered	
Query Date	30/08/2022 12:35:48 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	RAMAN AGARWAL LAW CHAMBERS Office No.1, 3rd Floor, Goyal Plaza, Lane Opp.Sachitra Hotel, Sevoke Road, Siliguri,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9002037733, Status :Solicitor firm		
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], [4309] Other than Immovable Property, Indemnity Bond [Rs : 1/-], [4311] Other than Immovable Property, Receipt [Rs : 1,17,99,000/-]	
Set Forth value		Market Value	
Rs. 5,65,00,000/-		Rs. 6,15,66,396/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,78,343/- (Article:23)		Rs. 7,33,675/- (Article:A(1), E, E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Zilla Parishad Road, Mouza: Dabgram Sheet No - 4, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-682	Bastu	Danga	0.1797 Acre	1,60,58,000/-	1,75,02,739/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	RS-55	RS-682	Bastu	Danga	0.05 Acre	44,67,000/-	48,69,989/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L3	RS-56	RS-682	Bastu	Danga	0.0795 Acre	71,05,000/-	77,43,281/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L4	RS-53	RS-682	Bastu	Danga	0.2053 Acre	1,83,50,000/-	1,99,96,172/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L5	RS-56	RS-682	Bastu	Danga	0.0926 Acre	82,80,000/-	90,19,220/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,

L6	RS-53	RS-682	Bastu	Danga	2.5 Dec	22,40,000/-	24,34,995/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
		TOTAL :			63.21Dec	565,00,000 /-	615,66,396 /-	
		Grand Total :			63.21Dec	565,00,000 /-	615,66,396 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ramesh Bajla (Presentant) Son of Late Chouth Mal Bajla 10 Bajla House, K C Dey Road, Siliguri, 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, PAN No.:: ACxxxxxx5M, Aadhaar No: 56xxxxxxxx8057, Status :Individual, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
2	Mr Ashish Bajla Son of Mr Ramesh Bajla K C Dey Road Siliguri, 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, PAN No.:: ahxxxxxx1n, Aadhaar No: 58xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
3	Mr Shambhu Roy Son of Md Jiten Roy Dabgram Bokravita Sahudangi Hat, City:- , P.O:- Sahaudangi, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 735135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx4a, Aadhaar No: 93xxxxxxxx6290, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
4	Mr Makchadul Islam Son of Mr Sapiiruddin Mahammad Payavita Sikarpur, City:- Not Specified, P.O:- Sikarpur, P.S:-Rajganj, District:- Jalpaiguri, West Bengal, India, PIN:- 735133 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx1r, Aadhaar No: 70xxxxxxxx2954, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence

5	Mrs Ranu Sarkar Wife of Mr Pradip Sarkar Surya Sen Colony, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxxx5d, Aadhaar No: 65xxxxxxxx5742, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
6	Mrs Arati Sarkar Mallick Wife of Samaresh Sarkar Surya Sen Colony Block A Ward 34, City:- , P.O:- Surya Sen Colony, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: jtxxxxxx0j, Aadhaar No: 21xxxxxxxx8114, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
7	Mrs Parmina Bugam Wife of Mr Maminul Islam Dakshin Baruya Para Garalbari, City:- Not Specified, P.O:- Garalbari, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 735132 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: dzxxxxxx4m, Aadhaar No: 90xxxxxxxx2807, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
8	Mrs Rosy Sarkar Wife of Mr Jahar Sarkar Kashmir Colony Ward No.32, City:- Not Specified, P.O:- Kashmir Colony, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: btxxxxxx9d, Aadhaar No: 88xxxxxxxx4007, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
9	Mr Mainul Md Son of Mr Kamirul Md Barabari Belakoba, City:- Not Specified, P.O:- Belakoba, P.S:-Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735133 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: cexxxxxx6d, Aadhaar No: 69xxxxxxxx6787, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
10	Mr Bakharu Roy Son of Late Batasu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx2E, Aadhaar No: 69xxxxxxxx4751, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
11	Mr Budhu Ram Roy Son of Late Batasu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DPxxxxxx0J, Aadhaar No: 81xxxxxxxx1291, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence

12	Mr Bishtu Roy Son of Late Batasu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EKxxxxxx2E, Aadhaar No: 69xxxxxxxx8329, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
13	Mr Dukhu Roy Son of Late Batashu Roy Bhagat Singh Path Sarbapally Salugara, City:- Not Specified, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EHxxxxxx4B, Aadhaar No: 29xxxxxxxx4977, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
14	Mr Lalu Roy Son of Late Batasu Roy BHAGAT SINGH PATH SARBAPALLY SALUGARA, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bmxxxxxx4a, Aadhaar No: 72xxxxxxxx6115, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
15	Mrs BHARATI PRADHAN Wife of Mr SHYAM PRADHAN Jyoti Nagar Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fmxxxxxx2r, Aadhaar No: 80xxxxxxxx6191, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence
16	Mr Ramesh Bajla Son of Late Chouth Mai Bajla K C Dey Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx5m, Aadhaar No: 56xxxxxxxx8057, Status :Confirming Party, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2022 , Admitted by: Self, Date of Admission: 15/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAI BALAJI DEVELOPERS GROUND FLOOR, SHIVAM VILLA, JYOTI NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Navin Agarwal Son of Late Kedarnath Agarwal Udham Singh Sarani, Ashrampara, Siliguri, 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: 83xxxxxxx3482 Status : Representative, Representative of : JAI BALAJI DEVELOPERS (as PARTNER)
2	Mr Sujit Kumar Agarwal Son of Late Raj Kumar Agarwal Ashrampara, Siliguri, City:- Not Specified, 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: 23xxxxxxx2332 Status : Representative, Representative of : JAI BALAJI DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MAMINUL ISLAM Son of Mr MOHAMMAD SAPIRUDDIN PAYAVITA, SIKARPUR,, City:- Not Specified, P.O:- SIKARPUR, P.S:- Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735133			
Identifier Of Mr Ramesh Bajla, Mr Ashish Bajla, Mr Shambhu Roy, Mr Makchadul Islam, Mrs Ranu Sarkar, Mrs Arati Sarkar Mallick, Mrs Parmina Bugam, Mr Navin Agarwal, Mr Sujit Kumar Agarwal, Mrs Rosy Sarkar, Mr Mainul Md, Mr Bakharu Roy, Mr Budhu Ram Roy, Mr Bishtu Roy, Mr Dukhu Roy, Mr Lalu Roy, Mrs BHARATI PRADHAN, Mr Ramesh Bajla			
Mr JYOTI ARORA Son of NARENDRA SINGH ARORA I T I ROAD, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Mr Ramesh Bajla, Mr Ashish Bajla, Mr Shambhu Roy, Mr Makchadul Islam, Mrs Ranu Sarkar, Mrs Arati Sarkar Mallick, Mrs Parmina Bugam, Mr Navin Agarwal, Mr Sujit Kumar Agarwal, Mrs Rosy Sarkar, Mr Mainul Md, Mr Bakharu Roy, Mr Budhu Ram Roy, Mr Bishtu Roy, Mr Dukhu Roy, Mr Lalu Roy, Mrs BHARATI PRADHAN, Mr Ramesh Bajla			
Mr DINESH BHANDARI Son of CHANDAR SINGH BHANDARI BHANUNAGAR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Mr Ramesh Bajla, Mr Ashish Bajla, Mr Shambhu Roy, Mr Makchadul Islam, Mrs Ranu Sarkar, Mrs Arati Sarkar Mallick, Mrs Parmina Bugam, Mr Navin Agarwal, Mr Sujit Kumar Agarwal, Mrs Rosy Sarkar, Mr Mainul Md, Mr Bakharu Roy, Mr Budhu Ram Roy, Mr Bishtu Roy, Mr Dukhu Roy, Mr Lalu Roy, Mrs BHARATI PRADHAN, Mr Ramesh Bajla			
Mr Mithun Kundu Son of Mr Mohan Lal Kundu Ghogomali Main Road, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mrs BHARATI PRADHAN			

Mr BAPPI ROY Son of Mr. DUKHU ROY BHAGAT SINGH PATH SARBAPALLY, City:- Siliguri Mc, P.O:- SALUGARA, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008			
Identifier Of Mr Dukhu Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-8.985 Dec
2	Mr Ashish Bajla	JAI BALAJI DEVELOPERS-8.985 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-2.5 Dec
2	Mr Ashish Bajla	JAI BALAJI DEVELOPERS-2.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-3.975 Dec
2	Mr Ashish Bajla	JAI BALAJI DEVELOPERS-3.975 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-10.27 Dec
2	Mr Ashish Bajla	JAI BALAJI DEVELOPERS-10.26 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-4.63 Dec
2	Mr Ashish Bajla	JAI BALAJI DEVELOPERS-4.63 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramesh Bajla	JAI BALAJI DEVELOPERS-2.5 Dec

On 15-09-2022

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

Presented for registration at 21:00 hrs on 15-09-2022, at the Private residence by Mr Ramesh Bajla , 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 6,15,66,396/-

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

Execution is admitted on 15/09/2022 by 1. Mr Ramesh Bajla, Son of Late Chouth Mal Bajla, 10 Bajla House, K C Dey Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr Ashish Bajla, Son of Mr Ramesh Bajla, K C Dey Road Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr Shambhu Roy, Son of Md Jiten Roy, Dabgram Bokravita Sahudangi Hat, P.O: Sahaudangi, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by Profession Business, 4. Mr Makchadul Islam, Son of Mr Sapiuruddin Mahammad, Payavita Sikarpur, P.O: Sikarpur, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Muslim, by Profession Business, 5. Mrs Ranu Sarkar, Wife of Mr Pradip Sarkar, Surya Sen Colony, Siliguri, P.O: Siliguri Town, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 6. Mrs Arati Sarkar Mallick, Wife of Samaresh Sarkar, Surya Sen Colony Block A Ward 34, P.O: Surya Sen Colony, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 7. Mrs Parmina Bugam, Wife of Mr Maminul Islam, Dakshin Baruya Para Garalbari, P.O: Garalbari, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735132, by caste Muslim, by Profession Business, 8. Mrs Rosy Sarkar, Wife of Mr Jahar Sarkar, Kashmir Colony Ward No.32, P.O: Kashmir Colony, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business, 9. Mr Mainul Md, Son of Mr Kamirul Md, Barabari Belakoba, P.O: Belakoba, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Muslim, by Profession Business, 10. Mr Bakharu Roy, Son of Late Batasu Roy, Bhagat Singh Path Sarbapally Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 11. Mr Budhu Ram Roy, Son of Late Batasu Roy, Bhagat Singh Path Sarbapally Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 12. Mr Bishtu Roy, Son of Late Batasu Roy, Bhagat Singh Path Sarbapally Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 13. Mr Dukhu Roy, Son of Late Batashu Roy, Bhagat Singh Path Sarbapally Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 14. Mr Lalu Roy, Son of Late Batasu Roy, BHAGAT SINGH PATH SARBAPALLY SALUGARA, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 15. Mrs BHARATI PRADHAN, Wife of Mr SHYAM PRADHAN, Jyoti Nagar Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 16. Mr Ramesh Bajla, Son of Late Chouth Mal Bajla, K C Dey Road, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr MAMINUL ISLAM, , , Son of Mr MOHAMMAD SAPIRUDDIN, PAYAVITA, SIKARPUR,, P.O: SIKARPUR, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Muslim, by profession Business

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

Execution is admitted on 15-09-2022 by Mr Navin Agarwal, PARTNER, JAI BALAJI DEVELOPERS (Partnership Firm), GROUND FLOOR, SHIVAM VILLA, JYOTI NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr MAMINUL ISLAM, , Son of Mr MOHAMMAD SAPIRUDDIN, PAYAVITA, SIKARPUR,, P.O: SIKARPUR, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Muslim, by profession Business

Execution is admitted on 15-09-2022 by Mr Sujit Kumar Agarwal, PARTNER, JAI BALAJI DEVELOPERS (Partnership Firm), GROUND FLOOR, SHIVAM VILLA, JYOTI NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr MAMINUL ISLAM, , Son of Mr MOHAMMAD SAPIRUDDIN, PAYAVITA, SIKARPUR,, P.O: SIKARPUR, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Muslim, by profession Business



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 20-09-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,33,675/- (A(1) = Rs 6,15,664/- ,B = Rs 1,17,990/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,33,675/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2022 12:00AM with Govt. Ref. No: 192022230121897702 on 14-09-2022, Amount Rs: 6,15,685/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 87428965 on 15-09-2022, Head of Account 0030-03-104-001-16
Online on 20/09/2022 12:00AM with Govt. Ref. No: 192022230124711222 on 20-09-2022, Amount Rs: 1,17,990/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 87782098 on 20-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,78,343/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 30,73,343/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 189, Amount: Rs.5,000/-, Date of Purchase: 09/09/2022, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/09/2022 12:00AM with Govt. Ref. No: 192022230121897702 on 14-09-2022, Amount Rs: 30,73,342/-,

Bank: ICICI Bank (ICIC0000006), Ref. No. 87428965 on 15-09-2022, Head of Account 0030-02-103-003-02

Online on 20/09/2022 12:00AM with Govt. Ref. No: 192022230124711222 on 20-09-2022, Amount Rs: 1/-, Bank:

ICICI Bank (ICIC0000006), Ref. No. 87782098 on 20-09-2022, Head of Account 0030-02-103-003-02



Biswarup Goswami

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 202548 to 202603
being No 071108778 for the year 2022.



DR

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.09.21 13:54:00 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/21 01:54:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)