

1977/24

1966/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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DM
1-59
27/3/24

Mani Sen
Behera

Harsh Behera

Ganar Behera

Sudil Kumar Behera



GENERAL POWER OF ATTORNEY

830005839.13 / 24.

Certified that the Document is admitted 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

20 MAR 2024

JUDICIAL STAMP
2250 No. 18.3.24

Magu. Devi Borkia & others
Balkinnagar Dist Jalpaiguri
100/-

Stamp Vendor
Bengaluru
Lic. No. 545/2023
07 / Darjeeling



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

20 MAR 2024

Manu Deo Borka.

Hank Borka.

Kumar Borka.

Ipsit Kumar Borka.

Page No. 2

I. WHEREAS MANJUSHREE TEA AND INDIA PRIVATE LIMITED is the owner of all that pieces or parcels of **Land in Total Measuring about 0.6234 Acre** by virtue of purchase vide the following registered Deeds of Conveyance: -

(1) Dated 06.08.2012, being Document No. I-3163 for the year 2012, registered in the office of District Sub-Registrar, Jalpaiguri executed by Smt. Ira Roy, wife of Sri Kiran Chandra Roy, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

(2) Dated 16.08.2012, being Document No. I-3159 for the year 2012, registered in the office of District Sub-Registrar, Jalpaiguri executed by Smt. Ira Roy, wife of Sri Kiran Chandra Roy, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

(3) Dated 18.04.2001, being Document No. I-1337 for the year 2001, registered in the office of Sub-Registrar Rajganj, District Jalpaiguri executed by Sri Ramendra Chandra Dey Sarkar, son of Late Ramesh Chandra Dey Sarkar, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

(4) Dated 17.04.2001, being Document No. I-1340 for the year 2001, registered in the office of Sub-Registrar Rajganj, District Jalpaiguri executed by Sri Ramendra Chandra Dey Sarkar, son of Late Ramesh Chandra Dey Sarkar, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

(5) Dated 19.04.2001, being Document No. I-1342 for the year 2001, registered in the office of Sub-Registrar Rajganj, District Jalpaiguri executed by Sri Ramendra Chandra Dey Sarkar, son of Late Ramesh Chandra Dey Sarkar, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

(6) Dated 17.04.2001, being Document No. I-1345 for the year 2001, registered in the office of Sub-Registrar Rajganj, District Jalpaiguri executed by Sri Ramendra Chandra Dey Sarkar, son of Late Ramesh Chandra Dey Sarkar, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and

Manu Devi Berlia

Harsh Berlia

Ganesh Berlia

Sushil Kumar Berlia

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(7) Dated 16.04.2001, being Document No. I-1348 for the year 2001, registered in the office of Sub-Registrar Rajganj, District Jalpaiguri executed by Sri Ramendra Chandra Dey Sarkar, son of Late Ramesh Chandra Dey Sarkar, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

II. WHEREAS SMT. MANJU DEVI BERLIA (PRINCIPAL No. 1 herein) is the owner of all that pieces or parcels of **Land in Total Measuring about 2.3486 Acre** by virtue of purchase by virtue of registered Deeds of Conveyance (1) dated 03.04.1980, being Document No. I-1960 for the year 1980 registered in the Office of the Additional District Sub Registrar Jalpaiguri, (2) dated 16.07.1986, being Document No. I-4818 for the year 1986 registered in the office of the District Sub Registrar, Jalpaiguri and (3) WILL of Late Parwati Devi Agarwala @ Parbati Debi, wife of Late Madanlal Agarwala, duly probated, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

III. WHEREAS SRI HARSH BERLIA @ HARSH KUMAR BERLIA (PRINCIPAL No. 2 herein) is the owner of all that piece or parcel of **Land in Total Measuring about 1.84 Acre** by virtue of a registered Deed of Conveyance dated 30.08.1985, being Document No. I-4221 for the year 1985 registered in the Office of Sadar Joint Sub Registrar, Jalpaiguri executed by Sri Madan Lal Agarwala, son of Late Lalchand Agarwala and by virtue of a WILL of Late Madanlal Agarwala, son of Late Lalchand Agarwala, duly probated, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

IV. WHEREAS SRI DEEPAK BERLIA ALIAS DEEPAK KUMAR BERLIA, son of Sri Sushil Kumar Berlia, is the owner of all that piece or parcel of **Land in Total Measuring about 1.84 Acre** by virtue of a registered Deed of Conveyance dated 30.08.1985, being Document No. I-4221 for the year 1985 registered in the office of Sadar Joint Sub Registrar, Jalpaiguri executed by Sri Madan Lal Agarwala, son of Late Lalchand Agarwala and by virtue of a WILL of Late Madanlal Agarwala, son of Late Lalchand Agarwala,

Manu Dev Berlia

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Gaurav Berlia

Sushil Kumar Berlia

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duly probated, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

V. WHEREAS SRI GAURAV BERLIA (AGARWALA) (PRINCIPAL No. 3 herein) is the owner of all that piece or parcel of **Land in Total Measuring about 1.84 Acre** by virtue of a registered Deed of Conveyance dated 16.07.1986, being Document No. I-4817 for the year 1986 registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Madan Lal Agarwala, son of Late Lalchand Agarwala and by virtue of a WILL of Late Madanlal Agarwala, son of Late Lalchand Agarwala, duly probated, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS in this manner the abovenamed: -

- (1) MANJUSHREE TEA AND INDIA PRIVATE LIMITED;**
- (2) SMT. MANJU DEVI BERLIA;**
- (3) SRI HARSH BERLIA @ HARSH KUMAR BERLIA;**
- (4) SRI DEEPAK BERLIA @ DEEPAK KUMAR BERLIA and;**
- (5) SRI GAURAV BERLIA;**

("OWNERS") became the absolute owners of their aforesaid respectively and ever since then the owners are in exclusive and peaceful possession of the aforesaid land respectively without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the names of the abovenamed owners have been mutated and recorded their respective aforesaid land in the concerned B.L.&L.R.O. Rajganj and separate L.R. Khatians were framed in their respective names under the provisions of West Bengal Land Reforms Act, 1955 i.e.;

- (i) Being L.R. Khatian Nos. 66 and 102 in the name of Manjushree Tea and India Private Limited;**
- (ii) Being L.R. Khatian Nos. 71 and 112 in the name of Smt. Manju Devi Berlia;**

Manu Devi Berlia

Harsh Berlia

Gaurav Berlia

Sushil Kumar Berlia

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- (iii) Being **L.R. Khatian No. 69** in the name of **Sri Harsh Berlia @ Harsh Kumar Berlia**;
- (iv) Being **L.R. Khatian No. 70** in the name of **Sri Deepak Berlia @ Deepak Kumar Berlia** and;
- (v) Being **L.R. Khatian Nos. 68 and 113** in the name of **Sri Gaurav Berlia @ Gaurav Kumar Berlia**.

AND WHEREAS the abovenamed **Owners** herein along with **Sri Sushil Kumar Berlia (PRINCIPAL No. 4** herein), out of their aforesaid land, thereafter have amalgamated their respective plots of land. That the abovenamed owners out of the said amalgamated land; (i) land measuring about 0.6234 Acre more or less of **Manjushree Tea and India Private Limited**; (ii) land measuring about 0.8803 Acre more or less of **Smt. Manju Devi Berlia**; (iii) land measuring about 0.3861 Acre more or less of **Sri Harsh Berlia @ Harsh Kumar Berlia**; (iv) land measuring about 0.3861 Acre more or less of **Sri Deepak Berlia alias Deepak Kumar Berlia** and; (v) land measuring about 0.1360 Acre more or less of **Sri Gaurav Berlia @ Gaurav Kumar Berlia**; being **LAND IN TOTAL MEASURING 2.4119 ACRE** more particularly described in the Schedule below ("Said Land") have decided to build a Residential Complex, which is to comprise of building/s to be constructed thereon under a common building plan for their mutual common benefits.

AND WHEREAS the abovenamed **Owners** namely, **1. Manjushree Tea and India Private Limited, 2. Smt. Manju Devi Berlia, 3. Sri Harsh Berlia alias Harsh Kumar Berlia, 4. Sri Deepak Berlia alias Deepak Kumar Berlia, 5. Sri Gaurav Berlia, along with Sri Sushil Kumar Berlia** have entered into a Partnership under the name and style of "**BERLIA DEVELOPERS**" (the **DEVELOPER** therein) being the Partnership Firm to build/carry out the construction work of the building/project and receive the consideration therefrom. The abovenamed owners have also contributed their respective land into the said Partnership Firm to develop the said Complex. The abovenamed **Smt. Manju Devi Berlia, Sri Harsh Berlia alias Harsh Kumar Berlia, Sri Deepak Berlia alias Deepak Kumar Berlia and Sri Gaurav Berlia along with Sri Sushil**

Manu Den Berlia

Harsh Berlia

Gaurav Berlia

Sushil Kumar Berlia

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Kumar Berlia have also contributed their respective land in total measuring about 0.5488 Acre being about 33 feet wide Internal Road/Passage connecting the Main Sevoke Road and the said Complex/Berlia Complex and areas falling adjacent and nearby the said Ambbience-I, for ingress and egress only.

AND WHEREAS the abovenamed Owners being desirous of constructing Residential Multistoried Building/s Complex over and upon their aforesaid piece or parcel of land, which are contiguous situated side by side, which is more particularly described in the Schedule below given hereunder and for such purpose a building plan was duly sanctioned and approved by the Siliguri Municipal Corporation being Plan No. 0109146207900042 dated 02.10.2020 for **G + XI STORIED RESIDENTIAL BUILDING** Complex.

AND WHEREAS to distinguish the proposed Residential Complex and with a view to assign a unique identity to the said building complex, the abovenamed owners have jointly decided to name the said Residential Complex as "**AMBBIENCE-I**".

AND WHEREAS the said complex named "**AMBBIENCE-I**" comprises of **FOUR BLOCKS/TOWERS**, being **BLOCK/TOWER - 1, BLOCK/TOWER - 2, BLOCK/TOWER - 3** and **BLOCK/TOWER - 4**. Each Block/Tower comprises of several flats/parkings/units/constructed spaces.

AND WHEREAS the abovenamed (1) **SMT. MANJU DEVI BERLIA**, (2) **SRI HARSH BERLIA ALIAS HARSH KUMAR BERLIA**, (3) **SRI GAURAV BERLIA** and (4) **SRI SUSHIL KUMAR BERLIA** are preoccupied and they have decided to nominate, appoint and constitute one of the co-owners, namely, **SRI DEEPAK BERLIA ALIAS DEEPAK KUMAR BERLIA** as their **ATTORNEY** to act for them and on their behalf and to do and execute all or any of the acts, deeds and things hereinafter in respect of their entire respective shares in the **G + XI STORIED RESIDENTIAL BUILDING** Complex named "**AMBBIENCE-I**", more particularly described in the **SCHEDULE** below.

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Harsh Berlia

Gaurav Berlia

Sushil Kumar Berlia

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NOW KNOW ALL MEN BY THESE PRESENTS THAT WE:-

1. SMT. MANJU DEVI BERLIA, (PAN: ADIPB4819P), wife of Sri Sushil Kumar Berlia,

2. SRI HARSH BERLIA ALIAS HARSH KUMAR BERLIA, (PAN: ACVPB7431P), son of Sri Sushil Kumar Berlia,

3. SRI GAURAV BERLIA, (PAN: AJDPB6142L), son of Sri Sushil Kumar Berlia and

4. SRI SUSHIL KUMAR BERLIA, (PAN: ADIPB4820C), son of Late Madanlal Agarwal,

All are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Bankimnagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal - Hereinafter **JOINTLY AND COLLECTIVELY** referred to and called as the **"PRINCIPALS"** - Do hereby **NOMINATE, APPOINT AND CONSTITUTE**;

SRI DEEPAK BERLIA ALIAS DEEPAK KUMAR BERLIA, (PAN: ACVPB7420Q), son of Sri Sushil Kumar Berlia, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Bankimnagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, West Bengal - as our true and lawful **"ATTORNEY"** to act for us and on our behalf and to do and execute all or any of the acts, deeds and things hereinafter mentioned in respect of our entire respective shares in the property described in the **SCHEDULE** given herein below.

1. To appear for and represent us before the Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority, Revenue Office/s, Land and Land Reforms Offices, Settlement Office/s, before any Magistrate and in all Courts having Civil, Criminal, Original, Appellate, Revisional or Special

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Savit Kumar Bedia

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Jurisdiction, before any Tribunals and/or other Authorities and in all Government/Semi-Government Departments/Offices.

2. To make payment/deposit of land khazna, holding tax and/or any other taxes as may be levied by the concerned Authorities.
3. To further get the Plan, LUCC, Elevations, Drawings and Specifications revised from concerned Authorities if required and to sign all papers/documents and to represent with respect to the above in getting the said Plan revised as well as for obtaining Occupation Certificate from the concerned Authority.
4. To apply for and obtain electricity from the W.B.S.E.D.C.L. and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all documents therein.
5. To finalise and accept or dispute the market value assessed by the concerned Registrar or other concerned authority or authorities and for that to do all acts, deeds and things and sign execute deliver and submit all documents therein.
6. To transfer by way sale, lease, or otherwise the entire Principals' shares in the below mentioned Schedule property in part or parts or in whole to any person or party for any consideration whatsoever.
7. To sign and execute any Conveyances, Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any Agreement/s of Sale or any other Deed/s or Document/s or Declaration/s in the names of the Principals and on their behalf in respect of their entire shares in the below mentioned Schedule property to effectuate the aforesaid purpose and cause the same to be stamped and registered as the case may be.

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Ganar Bedia

Shant Kumar Bedia

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8. To appear before any Sub-Registrar or Registrar or any other Authority for the purpose of the said Conveyances, Sale, Lease, Mortgage, Agreement/s of Sale or any other Deed/s or Document/s or Declaration/s and to present such Conveyances, Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any Agreement/s of Sale or any other Deed/s or Document/s or Declaration/s before the same for registration and to admit the execution of such Agreement/s, Deed/s or Document/s executed by the said Attorney and to have the same registered according to law.
9. To also sign, execute, appear and register on behalf of the Principal No. 4 herein as a Confirming Party in all Conveyances, Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any Agreement/s of Sale or any other Deed/s or Document/s or Declaration/s in his name and on his behalf to effectuate the aforesaid purpose and cause the same to be stamped and registered according to law as the case may be.
10. To give no objection certificate/s in the names of the Principals and on their behalf to any Purchaser or Purchasers who intend or intends to purchase one or more units of the below Schedule property as may be required by the intending Purchaser/s for his/her/their taking loan from any company, bank, firm, person or persons or any other Authority or Authorities by changing or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principals and to sign all documents, papers that may be necessary in this connection.
11. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire unit/s or rights and other constructed areas and to deal with the same in such manner as the said Attorney may deem fit and proper.
12. To deliver possession for said units of the below Schedule property to the intending Purchaser/s after or before the completion of the required/registered instruments/deeds on behalf of the Principals as the case may be.

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Ganesh Behera

Sudip Kumar Behera

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13. To enforce any covenant in any agreements, conveyances, sale deed/s, lease deed/s, or any agreement/s of sale or any other deed/s or document/s or declaration/s or any other documents of transfer executed by the Principals or by the said Attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
14. To settle, adjust, compound and compromise or submit the arbitration all action, claim, disputes on behalf of the Principals.
15. That the said Attorney shall also be entitled to bring, commence, prosecute or defend any suit, complaint or any other proceedings in respect of below Schedule property or any part/portion thereof, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc., to furnish any bond, to deposit any paper or document and to receive and/or take back any deed or document, to sign any receipt therefore, to deposit any money in Court or Office and to receive any money from any Court or Office, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent the Principals in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokatnama, to pay his/her/their fees or remuneration with right to dispense with his/her/their services as and when necessary, to carry through judgment or to put into execution of any decree or final order, to take in possession any property by Writ of any Court/Judicial Forum and to do all other acts concerning any suit, case or proceedings, for the Principals and on their behalf or to refer any matter arising therein to arbitration for us and on our behalf.
16. That it may be noted that this Power is given without consideration. Furthermore this Power of Attorney is revocable at the will of the Principals.
17. GENERALLY to do all other acts, deed, things and matters as may appear necessary to give effect to the powers conferred upon the said Attorney as

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aforesaid, as effectually as the Principals could do if they would personally present.

18. FURTHER THE PRINCIPALS do hereby agrees to ratify and confirm all acts, deeds, matters and things which the said Attorney of the Principals shall do or cause to be done by virtue of and/or on his being appointed as such for doing the acts, deeds, matters and things being those to be effected by this Power-of-Attorney as if those were done, executed or performed by the Principals themselves.

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Sanjay Bedia

Sunil Kumar Bedia

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SCHEDULE

All that **G + XI STORIED RESIDENTIAL BUILDING COMPLEX** named "**AMBIENCE-I**" comprising of **FOUR BLOCKS/ TOWERS**, being **BLOCK/TOWER-1, BLOCK/TOWER-2, BLOCK/TOWER-3** and **BLOCK/TOWER-4**. Each Block/Tower comprises of several Residential Flats/Parkings/Units/Constructed Spaces Together with undivided proportionate share in the land on which the said building complex is being constructed being **LAND** in total measuring **2.4119 Acre**, situated within **MOUZA DABGRAM**, out of which Land measuring about **0.7001 Acre** appertains to and forms part of **R.S. Plot No. 478** corresponding to **L.R. Plot Nos. 45, 48, 49, 71**, Recorded in **R.S. Khatian No. 623**, **L.R. Khatian Nos. 66, 102, 69, 70, 68**, Land measuring about **0.5203 Acre** appertains to and forms part of **R.S. Plot No. 471** corresponding to **L.R. Plot No. 71**, Recorded in **R.S. Khatian No. 151/1**, **L.R. Khatian Nos. 71, 69, 70, 68** and Land measuring about **1.1915 Acre** appertains to and forms part of **R.S. Plot No. 472** corresponding to **L.R. Plot No. 71**, Recorded in **R.S. Khatian No. 622**, **L.R. Khatian Nos. 71, 69, 70, 68**, all under **R.S. Sheet No. 8** corresponding to **L.R. Sheet No. 36**, **JL. No. 2**, Pargana Baikunthapur, within the jurisdiction of **Ward No. 41** of Siliguri Municipal Corporation, Bankim Nagar, 2nd Mile, Zone name Payal Cinema Hall - Cosmos Mall, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said total land is bounded and butted as follows: -

- On the North :- Land of Mohit Paul and Others and part road;
On the South :- Land of Teesta Barrage;
On the East :- Land of Ujjal Sarkar and Others;
On the West :- About 33 feet wide Internal Road/Passage of the Principals and Attorney herein connecting Sevoke Road and Land of the Principals No. 1, 2, 3 and Attorney.

NOTE:- Separate Sheets are being used for the purpose of affixing impressions of all the fingers of the hands of the Principals and the Attorney thus forming part of these presents.

IN WITNESS WHEREOF, the Parties herein in good health and conscious mind have put their respective signatures on this **GENERAL POWER OF ATTORNEY** on this the 20TH **DAY OF THE MONTH OF MARCH, 2024.**

WITNESSES:-

The contents of this document has been gone through and understood personally.

1.

Ritu Berlia

W/O DEEPAK BERLIA
BANKIM NAGAR
WARD NO. 41
SEVOKE ROAD
DIST. JALPAIGURI

Mam Din Berlia.

Hark Berlia.

2.

Chottubingh
HO Anantubingh
Ghoch Para
Vidyasagar Pally
Siliguri, Ward No-7
734005, WB

Gauranthe
Sushil Kumar Borthi

PRINCIPALS

Deepa Berlia

ATTORNEY

Drafted as instructed, readover and explained to the Parties and printed in my office:

N Saraf












NIKUNJ SARAF

Advocate :: Siliguri












Regn. No. WB/1287/2008.

 <p><i>Mani Devi Bala</i></p>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Mani Devi Bala
SIGNATURE

 <p><i>Harsh Balia</i></p>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Harsh Balia
SIGNATURE

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

Gaurav Anhe
SIGNATURE

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

Sushil Kumar Anhe
SIGNATURE

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

Deepanshu

SIGNATURE

WITNESS / IDENTIFIER



Ritn Berlia

SIGNATURE

Major Information of the Deed



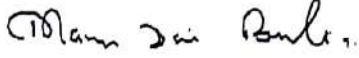





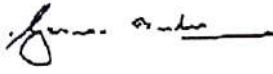
Deed No :	I-0711-01966/2024	Date of Registration	20/03/2024
Query No / Year	0711-3000583913/2024	Office where deed is registered	
Query Date	01/03/2024 5:00:37 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Deepak Berlia Sevoke Road,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9093100772, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
		Rs. 31,99,49,456/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,000/- (Article:48(g))		Rs. 7/- (Article:E)	
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: Sevoke Road, Road Zone : (Payel Cinema hall – Cosmos mall) , Mouza: Dabgram Sheet No - 8, 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-478	RS-623	Bastu	Bastu	0.7001 Acre		9,28,71,435/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-471	RS-151/1	Bastu	Bastu	0.5203 Acre		6,90,20,151/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-472	RS-622	Bastu	Bastu	1.1915 Acre		15,80,57,870/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			241.19Dec	0 /-	3199,49,456 /-	
		Grand Total :			241.19Dec	0 /-	3199,49,456 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Manju Devi Berlia (Presentant) Wife of Shri Sushil Kumar Berlia Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 LTI 20/03/2024 Captured	 20/03/2024
	BankimNagar Ward No 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx9p, Aadhaar No: 54xxxxxxxx9540, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			
2	Name Shri Harsh Berlia, (Alias: Harsh Kumar Berlia) Son of Shri Sushil Kumar Berlia Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 LTI 20/03/2024 Captured	 20/03/2024
	BankimNagar Ward No 41, 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, PAN No.:: acxxxxxx1p, Aadhaar No: 94xxxxxxxx5445, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			
3	Name Shri Gaurav Berlia Son of Shri Sushil Kumar Berlia Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 LTI 20/03/2024 Captured	 20/03/2024
	BankimNagar Ward No 41, 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, PAN No.:: ajxxxxxx2l, Aadhaar No: 35xxxxxxxx6152, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Shri Sushil Kumar Berlia Son of Late Madanlal Agarwal Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 Captured LTI 20/03/2024	 20/03/2024
Bankimnagar Ward No 41, 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, PAN No.:: adxxxxxx0c, Aadhaar No: 64xxxxxxxx3616, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Deepak Berlia, (Alias: Deepak Kumar Berlia) Son of Shri Sushil Kumar Berlia Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 Captured LTI 20/03/2024	 20/03/2024
Son of Shri Sushil Kumar Berlia Bankimnagar Ward No 41, 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, PAN No.:: acxxxxxx0q, Aadhaar No: 38xxxxxxxx8729, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Ritu Berlia Wife of Shri Deepak Berlia Bankimnagar Ward No 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	 20/03/2024	 Captured 20/03/2024	 20/03/2024
Identifier Of Smt Manju Devi Berlia, Shri Harsh Berlia, Shri Gaurav Berlia, Shri Sushil Kumar Berlia, Shri Deepak Berlia			

On 20-03-2024

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 20-03-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Manju Devi Berlia , 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 31,99,49,456/-

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

Execution is admitted on 20/03/2024 by 1. Smt Manju Devi Berlia, Wife of Shri Sushil Kumar Berlia, BankimNagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Harsh Berlia, Alias Harsh Kumar Berlia, Son of Shri Sushil Kumar Berlia, BankimNagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri Gaurav Berlia, Son of Shri Sushil Kumar Berlia, BankimNagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Shri Sushil Kumar Berlia, Son of Late Madanlal Agarwal, Bankimnagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Shri Deepak Berlia, Alias Deepak Kumar Berlia, Son of Shri Sushil Kumar Berlia, Bankimnagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Smt Ritu Berlia, , Wife of Shri Deepak Berlia, Bankimnagar Ward No 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (É = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2024 3:52PM with Govt. Ref. No: 192023240430680038 on 19-03-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 3786681449325 on 19-03-2024, Head of Account 0030-03-104-001-16

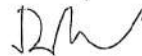
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2250, Amount: Rs.100.00/-, Date of Purchase: 18/03/2024, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2024 3:52PM with Govt. Ref. No: 192023240430680038 on 19-03-2024, Amount Rs: 74,900/-, Bank: SBI EPay (SBlePay), Ref. No. 3786681449325 on 19-03-2024, 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 0711-2024, Page from 38890 to 38912
being No 071101966 for the year 2024.



BW

Digitally signed by BISWARUP GOSWAMI
Date: 2024.03.22 16:58:25 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 22/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.