



ADVOCATE

R.K. AGARWAL & ASSOCIATES

S.P. Mukherjee Road, Opp. Arogya Niketan Nursing Home
Khalpara, Siliguri

Email: - rkagarwalassociates@gmail.com

0353-2500503
0353-2500504

Date: 11.03.2021

Ref: RKA/A/ 35 /2021

TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **SRI MAMAN CHAND AGARWAL** S/o Surajmal Agarwal, one of the director of **MARIEGOLD INDUSTRIES PRIVATE LIMITED** having its registered Office at Capital Market, Top Floor, 50B Ladenla Road, Darjeeling-734101, P.O. & P.S. Darjeeling in the District of Darjeeling it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

A. Deeds of Conveyance, being Document No. 3144, 3146 for the year of 1982, being Document No. 4035 & 4186 for the year 1984 all registered in the office of Sub - Registrar, Siliguri, being Document No 1533 and 1326 for the year of 2008 and registered at the office of the Additional Sub-Registrar, Siliguri .

B. L.R. Khatian No. 220.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

a) That one **SUMITRA DEVI** W/o Maman Chand Agarwala acquired all that piece and parcel of land measuring 1.60 Acre appertaining to and forming part of R.S. Plot No. 89, corresponding to L.R. Plot No. 147, recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 51 & 127 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance executed jointly by Haripada Nandi and Dinesh Chandra Nandi and registered at the office of the Sub- Registrar, Siliguri and recorded in Book No. I, being Document No. 3144 for the year 1982.

b) THAT the abovenamed **SUMITRA DEVI** then sold and transferred land measuring 1.60 Acre appertaining to and forming part of R.S. Plot No. 89, corresponding to L.R. Plot No. 147, recorded in R.S. Khatian No. 9/4

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ADV. RAJESH KUMAR AGARWAL - 0-9832466619, 0-9434020016

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REKHA UPADHYAY
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AAYUSHI AGARWAL
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corresponding to L.R. Khatian No. 51 & 127 of Mouza - Gourcharan in the District of Darjeeling, in the favour of **MARIEGOLD INDUSTRIES PRIVATE LIMITED**, previously known as **MARIEGOLD BUISCUIT & INDUSTRIES PRIVATE LIMITED** by virtue of a Deed of Conveyance registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, being Document No. 4035 for the year 1984.

II.

- a) That one **PUSHPA DEVI** W/o Dhanraj Garg acquired all that piece and parcel of land measuring 1.61 Acre appertaining to and forming part of R.S. Plot No. 88, 89, 101 & 94/150 corresponding to L.R. Plot No. 160, 144, 147, 155, 164, 156, 565 & 157, recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 51 & 127 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by **SRI HARIPADA NANDI SRI DINESH CHANDRA NANDI** Both S/o Late Jogesh Ch. Nandi and registered at the office of the Sub-Registrar, Siliguri and, being Document No. 3146 for the year 1982.
- b) That possessing the aforesaid land, the abovenamed **PUSHPA DEVI** sold and transferred land measuring 1.61 Acre appertaining to and forming part of R.S. Plot No. 88, 89, 101 & 94/150 corresponding to L.R. Plot No. 160, 144, 147, 155, 164, 156, 565 & 157, recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 51 & 127 of Mouza - Gourcharan in the District of Darjeeling in the favour of one **MARIEGOLD INDUSTRIES PRIVATE LIMITED**, previously known as **MARIEGOLD BUISCUIT & INDUSTRIES PRIVATE LIMITED** by virtue of a Deed of Conveyance and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 85, Pages 188, being Document No. 4186 for the year 1984.

III.

That **MARIEGOLD BUISCUIT & INDUSTRIES PRIVATE LIMITED** also acquired a piece and parcel of That **MARIEGOLD INDUSTRIES PRIVATE LIMITED** also acquired a piece and parcel of land

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measuring 0.20 Acre appertaining to and forming part of L.R. Plot No. 143 & 146, recorded in L.R. Khatian No. 35, 127, 137/3, 114 & 125 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance executed jointly by **CHITTA RANJAN DAS & 3 OTHERS** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 3, Pages 5691 to 5703, being Document No. 01326 for the year 2008.

IV.

That **MARIEGOLD INDUSTRIES PRIVATE LIMITED** also acquired a piece and parcel of land measuring 0.65 Acre appertaining to and forming part of R.S. Plot No. 310, 319, 318, 327, 326, 328, 333, 313 & 317 corresponding to L.R. Plot No. 147, 144, 155, 160, 156, 157, 196, 194, recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 127 & 51 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance executed jointly by **RANI NANDI & 2 OTHERS** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 4, Pages 2954 to 2969, being Document No. 01533 for the year 2008.

That possessing the aforesaid land **MARIEGOLD INDUSTRIES PRIVATE LIMITED** mutated its name in the office of B.L. & L.R.O., Matigara and got its name recorded in L.R. Khatian No. 220 of Mouza-Gourcharan in the District of Darjeeling.

I therefore of the opinion as enumerated hereunder:-

3. OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.

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- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully

Rajesh Kumar Agarwal
Advocate, Siliguri.

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TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **SRI AMIT GARG** S/o Sri Maman Chand Agarwal one of the director of **MOUNTAIN COMMERCIAL PRIVATE LIMITED** having its registered Office at Office Block, F0107 City Centre, Matigara-734010, P.O. & P.S. Matigara in the District of Darjeeling it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

A. Deeds of Conveyance, being Document No. 3142 and 3145 for the year of 1982, registered in the office of the Sub-Registrar, Siliguri and Document No. 1220 and 1630 for the year of 2008 and registered at the office of the Additional Sub-Registrar, Siliguri.

B. L.R. Khatian No. 1244.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

a) That one **GANGA DEVI** acquired a piece and parcel of land measuring 1.60 Acre appertaining to and forming part of R.S. Plot No. 51 and 127 corresponding to L.R. Plot 147, recorded in R.S. Khatian No. 9/4 corresponding L.R. Khatian No. 218, of Mouza - Gourcharan, P.S. Matigara, in the District of Darjeeling by virtue of a registered Deed of Conveyance jointly executed by **HARIPADA NANDI and DINESH CHANDRA NANDI** and registered at the office of Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 63, Pages 243 to 248, being Document No. 3142 for the year 1982.

b) That the abovenamed **GANGA DEVI** died intestate leaving behind her, her following legal heirs namely-

- i. **JOHORIMAL AGARWAL** (HUSBAND)
- ii. **DHANRAJ GARG** (SON)
- iii. **NANDA KISHORE GARG** (SON)

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iv.	DINESH GARG	(SON)
v.	PAWAN GARG	(SON)
vi.	RAJU GARG	(SON)
vii.	DIPU GARG	(SON)

to inherit all her movable and immovable properties, each having 1/7th undivided share in the aforesaid property.

c.) That the abovementioned legal heirs of Ganga Devi namely **JOHORIMAL AGARWAL, DHANRAJ GARG, NANDA KISHORE GARG, DINESH GARG, PAWAN GARG, RAJU GARG and DIPU GARG** sold and transferred land measuring 1.60 Acre appertaining to and forming part of L.R. Plot No. 147, recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 127 & 51 (old) 218 (New) of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance executed in favour of **MOUNTAIN COMMERCIAL PRIVATE LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 3, Pages 4046 to 4067, being Document No. 01220 for the year 2008.

II.

That one **SANTOSHI DEVI** acquired all that piece and parcel of land measuring 1.61 Acre appertaining to and forming part of L.R. Plot No. 144, 147, 155, 160, 156 & 157 recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 221, of Mouza - Gourcharan, by virtue of a Deed of Conveyance jointly executed by **SRI HARIPADA NANDI SRI DINESH CHANDRA NANDI** Both S/o Late Jogesh Ch. Nandi and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 63, Pages 261 to 266, being Document No. 3145 for the year 1982.

That possessing the aforesaid land, the abovenamed **SANTOSHI DEVI** sold and transferred land measuring 1.61 Acre appertaining to and forming part of L.R. Plot No. 144, 147, 155, 160, 156 & 157 recorded in R.S. Khatian No. 9/4 corresponding to L.R. Khatian No. 221, of Mouza - Gourcharan in the District of Darjeeling in the favour of **MOUNTAIN**

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COMMERCIAL PRIVATE LIMITED and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 4, Pages 4522 to 4541, being Document No. 01630 for the year 2008.

That possessing the aforesaid land **MOUNTAIN COMMERCIAL PRIVATE LIMITED** mutated its name in the office of B.L. & L.R.O., Matigara and got its name recorded in L.R. Khatian No. 1244 of Mouza-Gourcharan in the District of Darjeeling.

I therefore of the opinion as enumerated hereunder:-

3. OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully

Rajesh Kumar Agarwal
Advocate, Siliguri.

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TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **SRI RAMAVTAR AGARWAL** alias **RAMAWATAR AGARWALLA**, S/o Surojmal Agarwal, resident of 16, M.G. Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

A. Deeds of Conveyance, being Document No. 3140 and 3141 for the year of 1982 registered at the office of the Additional Sub-Registrar, Siliguri.

B. L.R. Khatian No. 220 and 5975.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

a) That one **SRI Ramavtar Agarwal @ RAMAWATAR AGARWALLA** acquired a piece and parcel of land measuring 1.61 Acre appertaining to and forming part of R.S. Plot No. 101, 89, 88 & 94/150 corresponding to L.R. Plot No. 147 & 194, recorded in R.S. Khatian No. 9/4 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by **HARIPADA NANDY & DINESH CHANDRA NANDY** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, being Document No. 03141 for the year 1982.

b) That **SRI RAMAWATAR AGARWALLA @ RAMAWATAR AGARWALLA** also acquired a piece and parcel of land measuring 0.33 Acre appertaining to and forming part of L.R. Plot No. 21, recorded in L.R. Khatian No. 164 of Mouza - Gourcharan in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by **RAM BAHADUR CHHETRI** and registered at the office of the Sub-

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Registrar, Siliguri and recorded in Book No. I, Volume No. 63,
Pages 232 to 236, being Document No. 03140 for the year 1982.

- c) That possessing the aforesaid land **SRI RAMAWATAR AGARWALLA @ RAMAWATAR AGARWALLA** mutated his name in the office of B.L. & L.R.O., Matigara and got his name recorded in L.R. Khatian No. 217 and 5975 of Mouza-Gourcharan in the District of Darjeeling.

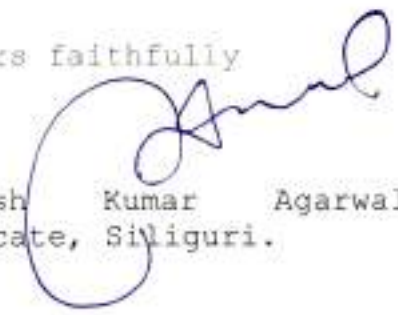
I therefore of the opinion as enumerated hereunder:-

3. OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully


Rajesh Kumar Agarwal
Advocate, Siliguri.

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During scrutiny of documents produced before me and handed over to me by **SMT SARDA DEVI AGARWAL** alias **SARADA DEBI** W/o Sri Ramavtar Agarwal resident of 16, M.G. Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

A. Deeds of Conveyance, being Document No. 3143 for the year of 1982 registered at the office of the Additional Sub-Registrar, Siliguri.

B. L.R. Khatian No. 219.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

a) THAT one **SARDA DEVI @ SARADA DEBI** acquired a piece and parcel of land measuring 1.61 Acre, appertaining to and forming part of R.S. Plot No. 147 & 194, recorded in R.S. Khatian No. 51 & 127, recorded under Mouza - Gourcharan, P.S. Matigara in the District of Darjeeling by virtue of a registered Deed Of Conveyance, recorded in Book No. I, being Document No. 3143 for the year 1982 and registered at the office of the Sub-Registrar, Siliguri and duly executed in her favour.

b) That possessing the aforesaid land **SARADA DEBI** mutated her name in the office of B.L. & L.R.O., Matigara and got her name recorded in L.R. Khatian No. 219 of Mouza-Gourcharan in the District of Darjeeling.

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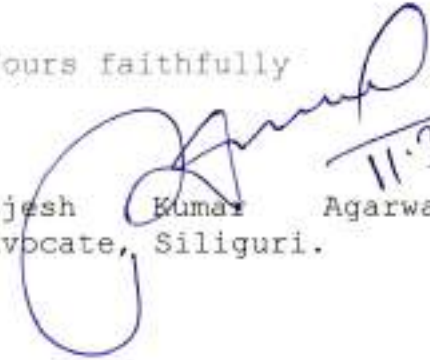
I therefore of the opinion as enumerated hereunder:-

3. OPINION:

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Thanking you,

Yours faithfully


Rajesh Kumar Agarwal
Advocate, Siliguri.

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