

SL. NO. 4981 Date 29.4.2022
PURCHASER Sharmila Gang & others
Full Address Siliguri
Total Value 50/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR *MS*
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

1 Sharmila Gang



15098 15

Sharmila Gang



15099

Reagnawal



1660

Babita Agarwal

Pranale Gang



16602

[Signature]



16603



Addl. DSR, Jalpaiguri
Siliguri

06 MAY 2022

[Signature]

Sharmila Garg

Ratan Kumar Agarwal

P. to Account

Promode Garg

...

1. **SMT SHARMILA GARG** (PAN: **AGTPG6492K**) W/o Sri Promode Garg,
2. **SRI RATAN KUMAR AGARWAL** (PAN: **AFJPA8953V**) S/o Sri Jodhraj Agarwal alias Jodhraj Garg,
3. **SMT BABITA AGARWAL** (PAN: **AFJPA8954M**) W/o Sri Ratan Kumar Agarwal,

All are Hindu by religion, Indian by Nationality, Business by Occupation, No. 1 resident of Kalawati Sadan, Neli Sengupta Sarani, Babupara, Ward No. 27, Siliguri-734004, P.O. Siliguri, P.S. Siliguri, District - Darjeeling and No. 2 and 3 residents of Neli Sengupta Sarani, Babupara, Ward No. 27, Siliguri-734004, P.O. Siliguri, P.S. Siliguri in the District of Darjeeling - -- hereinafter jointly and collectively called and referred to as the "**PRINCIPALS**".

WHEREAS Principal No. 2 & 3 hereof **SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL** along with **NIRMAL AICH & KAMAL AICH** jointly acquired a piece and parcel of land measuring 0.20 Acre appertaining to R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in L.R. Khatian No. 261 of Mouza-Malahar in the District of Darjeeling by virtue of registered Deed of conveyance executed by **SULOCHANA DEVI** and registered at the office of Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 1, Pages 278 to 293, being Document No. 00023 for the year 2012.

AND WHEREAS Principal No. 2 and 3 hereof **SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL** along with **NIRMAL AICH & KAMAL AICH** jointly acquired a piece and parcel of land measuring 0.30 Acre appertaining to R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in L.R. Khatian No. 261 of Mouza-Malahar in the District of Darjeeling by virtue of registered Deed of conveyance jointly executed by **SULOCHANA DEVI** and registered at the office of Additional District Sub-Registrar Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No. 2, Pages 1 to 17, being Document No. 08143 for the year 2011.



(Signature)
1. SHARMILA GARG
2. SHARMILA GARG
3. RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL


 AS CONSTITUTED ATTORNEY OF
 1. SRI PROMODE GARG
 2. SMT. SHARMILA GARG
 3. SRI RATAN KUMAR AGARWAL
 4. SMT. BABITA AGARWAL
 Sharmila Garg
 Ratan Kumar Agarwal
 Babita Agarwal
 Promode Garg

AND WHEREAS possessing the aforesaid landed property above named Principal No. 1, 2 and 3 hereof **SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL** along with **SRI NIRMAL AICH & SRI KAMAL AICH** hereof duly mutated their name at the office of B.L. & L.R.O., Matigara, and Land Owner No. 2 hereof **SRI RATAN KUMAR AGARWAL** got his name recorded in L.R. Khatian No. 580, Land Owner No. 3 hereof **SMT BABITA AGARWAL** got her name recorded in L.R. Khatian No. 581, **SRI NIRMAL AICH** got his name recorded in L.R. Khatian No. 578 and **SRI KAMAL AICH** got his name recorded in L.R. Khatian No. 579 of Mouza-Malahar in the District of Darjeeling.

AND WHEREAS possessing the aforesaid landed property above named Principal No. 2 and 3 hereof **SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL** along with **SRI NIRMAL AICH & SRI KAMAL AICH** hereof duly converted their mutated their land from Rupni to Township from the office of S.D.L & L.R.O., Siliguri, vide Memo No. 657, 658, 659 & 661 Dated 11/04/2018 in respect of land measuring 50 Decimal appertaining to forming part of L.R. Plot No. 31, recorded in L.R. Khatian No. 578, 579, 580 & 581 of Mouza-Malahar in the District of Darjeeling.

AND WHEREAS Attorney No. 1 hereof **SRI PROMODE GARG** and Principal No. 1 **SMT SHARMILA GARG** along with **SRI SAMIR AICH & SRI MITHU AICH** acquired piece and parcel of land measuring 0.03 Acre appertaining to and forming part of R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in old Khatian No. 261 corresponding to L.R. Khatian No. 578, 579, 580 & 581 of Mouza - Malahar in the District of Darjeeling and Principal No. 3 and 4 hereof **SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL** along with **SRI NIRMAL AICH & SRI KAMAL AICH** acquired piece and parcel of land measuring 0.03 Acre appertaining to and forming part of Plot No. 223 corresponding to L.R. Plot No. 467, recorded in old Khatian No. 1145, 1709 corresponding to L.R. Khatian No. 1779, 1780, 1781 & 1782 of Mouza - Mahishmari in the District of Darjeeling by virtue of


 AS CONSTITUTED ATTORNEY OF
 1. SRI PROMODE GARG
 2. SMT. SHARMILA GARG
 3. SRI KATAN KUMAR AGARWAL
 4. SMT. BABITA AGARWAL
 Sharmila Garg
 Rakem Kumar Agarwal
 Babita Agarwal
 Promode Garg


registered Deed of Exchange executed in Between themselves and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2018, Pages 17236 to 17258, being Document No. 040300846 for the year of 2018, supported by Deed of Declaration registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. IV, Volume No. 0403-2018, Pages 2882 to 2903, being Document No. 040300205 for the year 2018.

AND WHEREAS Attorney No. 1 hereof **SRI PROMODE GARG** and Principal No. 1 **SMT SHARMILA GARG** acquired a piece and parcel of land measuring 0.10 Acre appertaining to and forming part of R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in R.S. Khatian No. 12 corresponding to L.R. Khatian No. 261 (old), 578 & 579 (new) of Mouza - Malahar in the District of Darjeeling by virtue of a registered Deed of Conveyance jointly executed by **SRI NIRMAL AICH & SRI KAMAL AICH** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2022, Pages 40428 to 40452, being Document No. 040301287 for the year of 2022.

AND WHEREAS Attorney No. 1 hereof **SRI PROMODE GARG** and Principal No. 1 **SMT SHARMILA GARG** also acquired a piece and parcel of land measuring 0.01 Acre appertaining to and forming part of R.S. Plot No. 223 corresponding to L.R. Plot No. 467, recorded in Khatian No. 1145 (old), 2367 (New) of Mouza-Mahishmari in the District of Darjeeling and land measuring 0.14 Acre appertaining to and forming part of R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in R.S. Khatian No. 12 corresponding to L.R. Khatian No. 261 (old), 578 & 579 (New) of Mouza - Malahar in the District of Darjeeling by virtue of registered Deed of Conveyance jointly executed by **SRI NIRMAL AICH & SRI KAMAL AICH** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2022, Pages 40453 to 40478, being Document No. 040301288 for the year of 2022.

[Signature]
CONSTITUTED ATTORNEY OF

- 1. SRI PROMODE GARG
- 2. SMT. SHARMILA GARG
- 3. SRI RATAN KUMAR AGARWAL
- 4. SMT. BABITA AGARWAL

[Signature]
Sharmila Garg

[Signature]
Ratan Kumar Agarwal

[Signature]
Babita Agarwal

[Signature]
Promode Garg

[Signature]

AND WHEREAS Attorney No. 1 hereof **SRI PROMODE GARG** and Principal No. 1 **SMT SHARMILA GARG** also acquired a piece and parcel of land measuring 0.005 Acre appertaining to and forming part of R.S. Plot No. 223 corresponding to L.R. Plot No. 467, recorded in Khatian No. 1145 (old), 2367 (New) of Mouza-Mahishmari in the District of Darjeeling by virtue of registered Deed of Conveyance jointly executed by **SRI NIRMAL AICH & SRI KAMAL AICH** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, being Document No. 040302627 for the year of 2022.

AND WHEREAS possessing the aforesaid landed property abovenamed Attorney No. 1 hereof **SRI PROMODE GARG** and Principal No. 1 hereof **SMT SHARMILA GARG** hereof duly mutated their name at the office of B.L. & L.R.O., Matigara, and got their name recorded in L.R. Khatian No. 580, 581, 1072 & 1073 in respect of land measuring 47 Decimal of L.R. Plot No. 31 of Mouza-Malahar in the District of Darjeeling and also got their name recorded in L.R. Khatian No. 2373, 2374 & 2762 in respect of land measuring 3 Decimal of L.R. Plot No. 467 of Mouza-Mahismari in the District of Darjeeling.

AND WHEREAS the Principals along with Attorney No. 1 are the absolute owners in possession of all that piece or parcel of land measuring 50 Decimal as more fully described in the schedule given below.

AND WHEREAS the Attorney No. 1 and Principals desirous of constructing a multi-storied residential cum commercial building or block by block-wise separated building/residential flats/ commercial and/or official blocks and were in look for a reputed developer to develop the said property.

AND WHEREAS the Developer being a bona-fide and renowned developer/ promoter/ contractor/ builder having experience in design and construction and has adequate resources of finance in construction of multistoried building and has got standing goodwill and reputation to collect/advance/securities during the tenure of construction.

AND WHEREAS after several rounds of discussions and after considering all aspects, the Principals along with Attorney No. 1 have decided to enter into a registered development agreement with one **SGMG CONSTRUCTION PRIVATE LIMITED**, represented by one of its Directors duly authorized for this purpose, **SRI SUSHIL KUMAR MITTAL** and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered at the office of Additional District Sub-Registrar, Siliguri-II at Bagdogra and Recorded in Book No. I, Being Document No. 3132 for the year 2022.

AND WHEREAS in accordance with the terms and conditions as recited in the aforesaid development agreement, Land Owners namely **SRI PROMODE GARG, SMT SHARMILA GARG, SRI RATAN KUMAR AGARWAL & SMT BABITA AGARWAL**, were jointly entitled to 40% (Forty percent) of the entire sale proceeds of the proposed Building and Developer namely **SGMG CONSTRUCTION PRIVATE LIMITED** was entitled to remaining 60% (Sixty percent) of the entire sale proceeds of the proposed Building.

AND WHEREAS in the aforesaid development agreement, the Principals hereof have agreed to execute and register a **GENERAL POWER OF ATTORNEY** for empowering one of the Land owner and one of the Director of Developer Company, to execute proper deed of conveyances or any other documents with respect to the sale of all the saleable space in terms of and as decided and agreed between the parties of the aforesaid development agreement.

NOW KNOW ALL BY THESE PRESENTS,

1. **SMT SHARMILA GARG (PAN: AGTPG6492K)** W/o Sri Promode Garg,
2. **SRI RATAN KUMAR AGARWAL (PAN: AFJPA8953V)** S/o Sri Jodhraj Agarwal alias Sri Jodhraj Garg,
3. **SMT BABITA AGARWAL (PAN: AFJPA8954M)** W/o Ratan Kumar Agarwal,

[Signature]
CONSTITUTED ATTORNEY OF

- 1. SRI PROMODE GARG
- 2. SMT. SHARMILA GARG
- 3. SRI RATAN KUMAR AGARWAL
- 4. SMT. BABITA AGARWAL

[Signature]
Ratan Kumar Agarwal
[Signature]
Babita Agarwal
[Signature]
Promode Garg

All are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 resident of Kalawati Sadan, Neli Sengupta Sarani, Babupara, Ward No. 27, Siliguri-734004, P.O. Siliguri, P.S. Siliguri, District - Darjeeling and No. 2 and 3 residents of Neli Sengupta Sarani, Babupara, Ward No. 27, Siliguri-734004, P.O. Siliguri, P.S. Siliguri in the District of Darjeeling do hereby jointly and collectively constitute

1. **SRI PROMODE GARG (PAN:AGUPG1645F)** S/o Sri Jodhraj Agarwal alias Sri Jodhraj Garg, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Kalawati Sadan, Neli Sengupta Sarani, Babupara, Ward No. 27, Siliguri-734004, P.O. Siliguri, P.S. Siliguri, District - Darjeeling &

2. **SRI SUSHIL KUMAR MITTAL (PAN: AUAPM6096Q)** S/o Late Gangadhar Agarwal Mittal, Hindu by religion, Indian by Nationality, Director of the above named company, Business by Occupation, resident of Shanti Warehousing Corp, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri

our true and lawful "ATTORNEY" to act for and on behalf of the Principals and further jointly, the said Attorney is authorized to do the following acts and things hereinafter mentioned on behalf of the Principals:

Any of the Attorneys shall be entitled to acts and do the following Acts jointly and Separately: -

1. To negotiate with the intended purchaser/s and finalize the consideration amount and enter into agreement to sale in respect of any part/Portion/unit of the saleable space in the Building as fully described in the Schedule "B" below as determined in the aforesaid development agreement and mentioned herein above.

2. To enter into an Agreement to sale in respect of any part or Portion of saleable space as per terms and Condition determined in the aforesaid development agreement.

[Signature]
AS CONSTITUTED ATTORNEY OF

1. SR. PROMODE GARG

2. SRI SHARMILA GARG

3. SRI KATIAN KUMAR AGARWAL

4. SRI. BABITA AGARWAL

[Signature]

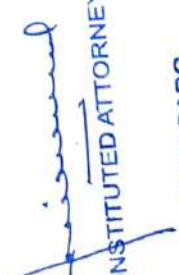
Ratan Kumar Agarwal

Babita Agarwal

Promode Garg

[Signature]

3. To execute necessary document for creation of any type of mortgage, power of attorney, declaration and all other documents required by the Bank for creation of valid mortgage. If required by the Bank, to submit the said mortgage documents or other loan documents with the Sub-Registrar/Assurances having jurisdiction to receive such documents for registration, appear before such sub-registrar and admit the execution thereof.
4. To execute Promissory Note, Agreement(s) for availing Home Loans or any other types of loan from any Nationalized Bank/Financial Institution or any other documents as required by the same.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises and/or to make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit all the papers, applications, documents and plans and to do all other acts, deeds and things as may have deemed fit and proper by the said attorney.
6. To use shift or re-adjust the existing electric connection in the premises in such manner, as the said Attorney may deem fit and proper.
7. To negotiate with the intending purchasers for sale of any part and portion of the Building or Block constructed on the Land of Schedule "A" below.
8. To receive the advance amount, part of consideration money and/or full consideration money of the sale consideration all the saleable and remit the Land Owner's share in the sale proceeds to it.
9. To put the intending purchasers in possession of all the saleable space as determined in the aforesaid development agreement or any part thereof as the case may be.


 AS CONSTITUTED ATTORNEY OF
 SMT. PRADEEP GARG
 SMT. SHARJILA GARG
 SRI KATAN KUMAR AGARWAL
 SMT. BABITA AGARWAL
 Sharmila Garg
 Prabha Kumar Agarwal
 Babita Agarwal
 Garg

10. To appear and represent before notary, magistrate and other office(s) or authorities or authorities having adequate jurisdiction and to present for authentication and to acknowledge the authentication of or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Attorney in any manner concerning the below schedule "B" premises, subject to the conditions mentioned under various clauses in the said deed of agreement for development of the said premises.

11. The said Attorney shall also be entitled to lodge FIR, Complain with the Police Station or other authority and also to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on the Principals' behalf and to prosecute and defend such legal proceedings before any court, civil, criminal and revenue, or officer or appellate or revisional court or authority and for such purposes, the said Attorney may accept service of summons or notice, etc. issued by any lawful authority and the said Attorney is also authorized to sign and verify plaints and written statements and also to swear on affidavits for the aforesaid purposes.

Attorney so appointed are jointly entitled to act or do the following: -

1. To execute deed of sale or any other document necessary to effectuate the transfer of all the saleable space in favour of purchaser/s and for the aforesaid purpose or purposes and cause the same to be stamped, registered or authenticated as the case may be.

2. To present any such deed or deeds of sale, conveyance(s), deed of Lease or document(s) for registration when executed and to admit the execution thereof and present the same before the registering

officer or officer has a competent authority for and to have the said document(s) registered in respect of all the saleable space according to applicable law and to do all other acts, deeds and things which the said Attorney shall consider necessary for transferring and/or conveying the said property to such intending purchasers fully and effectually in all respects, as the said Attorney may deem fit and proper.

3. To execute deed of conveyance, deed of Lease, deed of partition and deed of rectification/ declaration in respect of any part/portion/unit of the saleable space of the Building constructed on "A" schedule land and for the said purpose or purposes, cause the same to be stamped, registered or authenticated as the case may be.

4. To present and get the said agreements, deed or deeds of sale, conveyance(s), deed of Lease or and/or documents registered by any registrar or sub-registrar or any other authority for the purpose of the said transfers and present the deeds of conveyance and any other instrument before competent registrars or sub-registrars for registration and to admit the execution of the deeds or instruments and to have the same registered according to applicable law in respect of all the saleable space.

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose and to take all necessary steps for the fulfillment of the terms and conditions mentioned in the Development Agreement.

AND WE HEREBY AGREE that all acts and things lawfully done by the said Attorney shall be considered as acts, and things done by the Land Owners and the Land Owners undertakes to ratify and confirm all and whatsoever the said Attorney shall lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to the aforesaid property as mentioned in the Schedule "B" Below.

AS CONSTITUTED ATTORNEY OF

1. SRI. PRANAV K. GARG

2. SMT. SHARDA LA GARG
3. SRI. RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

SCHEDULE - A

Shri. Praveen Garg
Ratan Kumar Agarwal
Babita Agarwal
Pranav K. Garg

DESCRIPTION OF THE LAND ON WHICH THE SAID BUILDING STANDS

All that piece and parcel of land measuring 47 Decimal appertaining to and forming part of R.S. Plot No. 16/53 corresponding to L.R. Plot No. 31, recorded in R.S. Khatian No. 12 corresponding to L.R. Khatian No. 580, 581, 1072 & 1073 of Mouza - Malahar, J.L. No. 46, Paragana - Patharghata in the District of Darjeeling and 3 Decimal appertaining to forming part of R.S. Plot No. 223 corresponding to L.R. Plot No. 467, recorded in old khatian No. 1145 corresponding to L.R. Khatian No. 2373, 2374 & 2762 of Mouza-Mahismari, J.L. No. 47, Pargana-Patharghata in the District of Darjeeling. Propose Land Use:- Bastu.

Plot wise detail of the land is as follows:-

MOUZA	PLOT NO		KHATIAN NO		ROR	AREA
	R.S.	L.R.	R.S.	L.R.		
MALAHAR	16/53	31	12	580	RUPNI	11 DECIMAL
				581	RUPNI	12 DECIMAL
				1072	RUPNI	12 DECIMAL
				1073	RUPNI	12 DECIMAL
MAHISMARI	223	467	1145	2373	RUPNI	01 DECIMAL
				2374	RUPNI	01 DECIMAL
				2762	RUPNI	01 DECIMAL
TOTAL AREA						50 DECIMAL

The Land is butted and bounded as follows: -

- NORTH : 10.36 METER ROAD (ABOUT 34 FEET),
- SOUTH : LAND OF MARUTI SUZUKI LIMITED,
- EAST : 14.16 METER ROAD (46.5 FEET),
- WEST : LAND OF OTHERS.

SCHEDULE - B

All that Residential Space, Commercial Space, Parking Space, Servant Quarter and other Saleable Space/unit/Portion of the Building constructed on the land as more fully described in the Schedule "A" above.

AS CONSTITUTED

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

1. Mr. M. M. M.

S/o Subin M. M.
P/O Shakti Ward Hous
32nd Miles, Sonabari
Dist. Siliguri
WB

Sharmila Garg

Ratan Kumar Agarwal

2. Rabin Das
870. Sri Bansi Das,
Kulpara, Siliguri

Babita Agarwal

(P R I N C I P A L S)

Promode Garg

(A T T O R N E Y)

Drafted by me and printed at my office.

RAJESH KUMAR AGARWAL
ADVOCATE/SILIGURI
REG. NO. WB/73/97

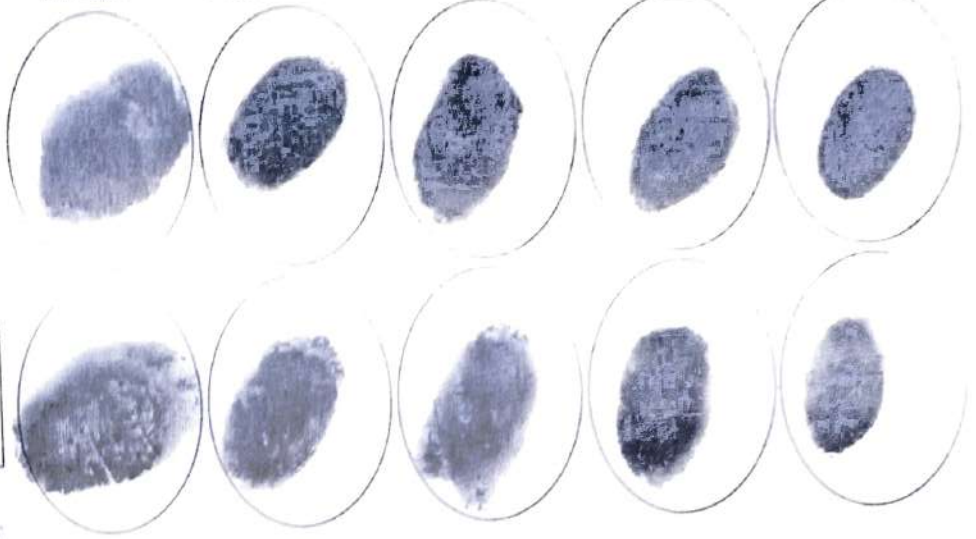
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



Sharnika Gang

Sharnika Gang
SIGN

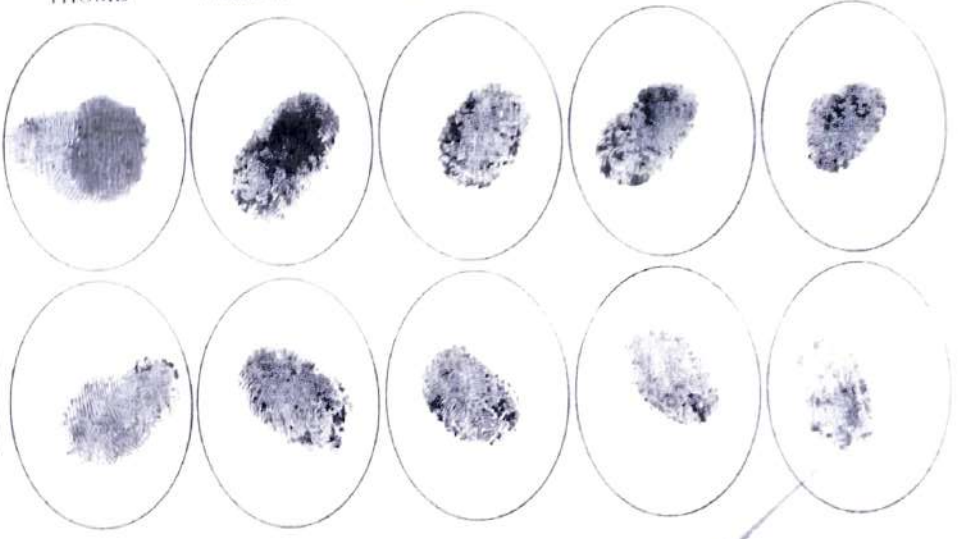
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THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



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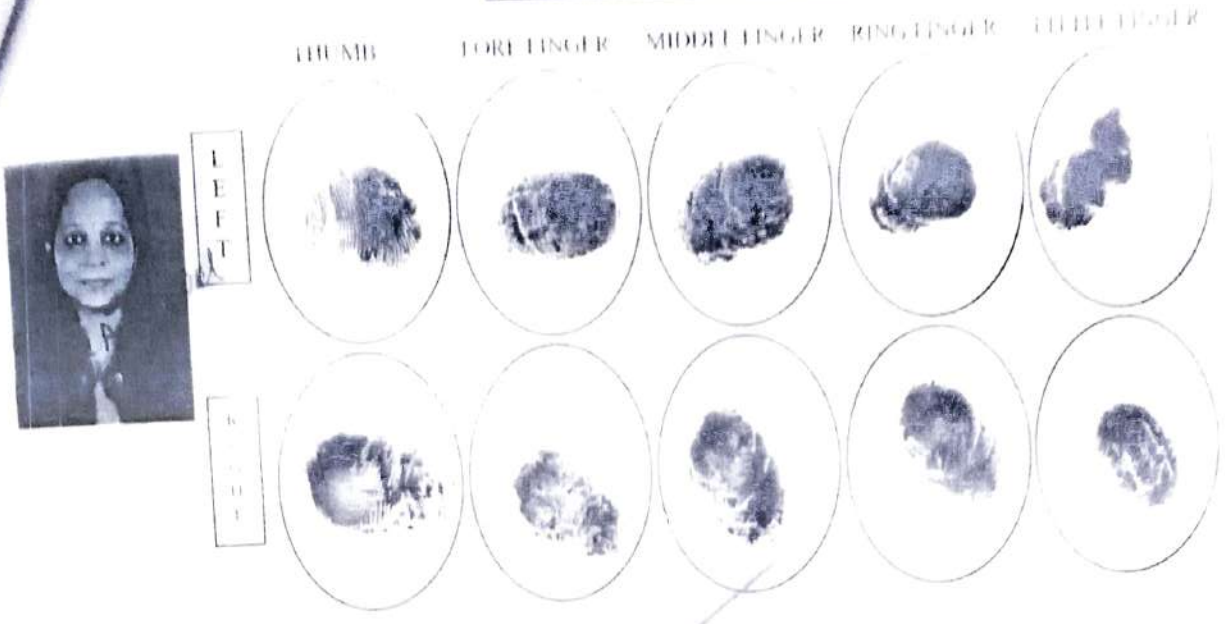
Ratan Kumar Agarwal

AS CONSTITUTED ATTORNEY OF

- 1. SRI PROMODE GARG
- 2. SMT. SHAROMLA
- 3. SRI RATAN KUMAR AGARWAL
- 4. SMT. BABITA AGARWAL

Ratan Kumar Agarwal
SIGN

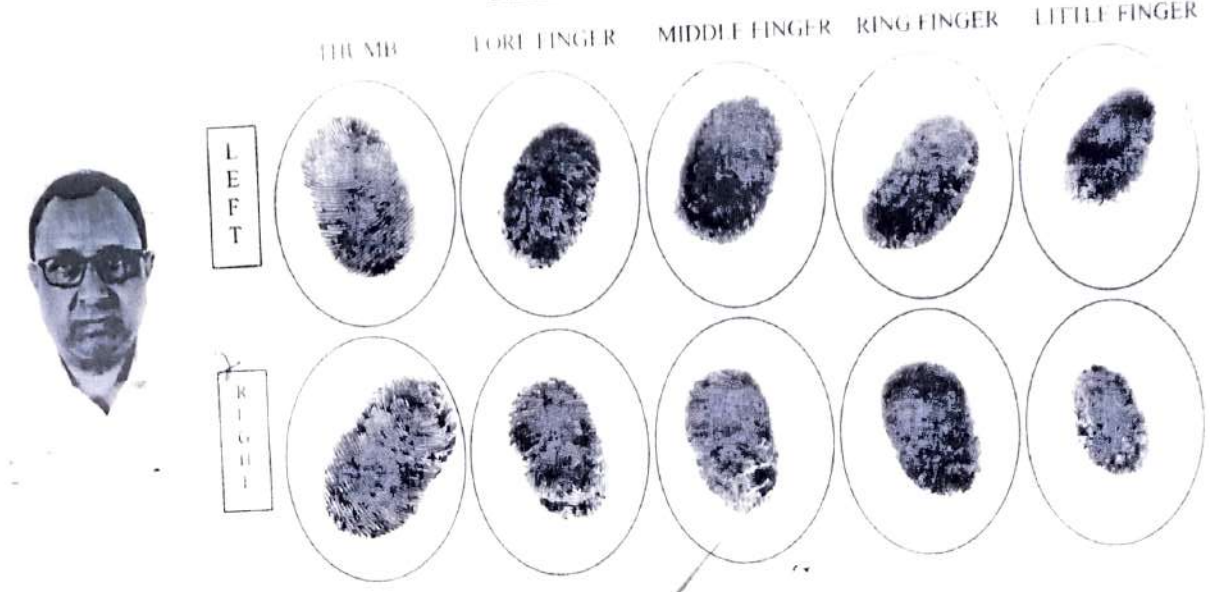
FINGER IMPRESSION



Babita Agarwal

Babita Agarwal
SIGN

FINGER IMPRESSION



Promode Gang

AS CONSTITUTED ATTORNEY OF











Promode Gang

Promode Gang
SIGN

1. SRI PROMODE GANG
2. SMT. SHARMILA GANG
3. SRI RATAN KUMAR GANG
4. SMT. BABITA AGARWAL



Finger Prints Of:

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


SIGNATURE.

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

SIGNATURE

AS CONSTITUTED ATTORNEY OF

- 
1. SRI PROMOD GARG
2. SMT. SHARMILA
3. SRI RATAN KUMAR
4. SMT. BABITA AGARWAL



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name : Darjeeling

Signature / LTI Sheet of Query No/Year 04032001266966/2022



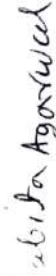






I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SHARMILA GARG KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City:- Not Specified P O - SILIGURI P S -Siliguri, District -Darjeeling, West Bengal India PIN - 734004	Principal			
2	Shri RATAN KUMAR AGARWAL NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City - Not Specified, P O - SILIGURI P S - Siliguri District - Darjeeling West Bengal India PIN - 734004	Principal			


AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

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
3	Smt BABITA AGARWAL NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City:- Not Specified. P O - SILIGURI, P S -Siliguri, District -Darjeeling West Bengal India PIN - 734004	Principal			 Babita Agarwal
4	Shri PROMODE GARG KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal India. PIN - 734004	Attorney			 Promode Garg 06/05/2022
5	Shri SUSHIL KUMAR MITTAL SHANTI WAREHOUSING CORP, 3RD MILE, SEVOKE ROAD, SILIGURI, City:- Not Specified, P.O:- SALUGARA, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India. PIN - 734008	Attorney			

AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

Sl No	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Neha Mittal Son of Shri. Sushil Kumar Mittal Shanti Warehousing Corp. 3rd Mile Sevoke Road, Si City - Not Specified P.O - Salugara P.S - Bhaktinagar District - Jalpaiguri West Bengal India PIN - 734008	Smt SHARMILA GARG, Smt RATAN KUMAR AGAR, BABITA AGARWAL Sh PROMODE GARG, Shri KUMAR MITTAL			

[Handwritten signature]

 Y OF

AS CONT

1. SRI T
2. SMT
3. SRI K
4. SMT. BABITA AGARWAL

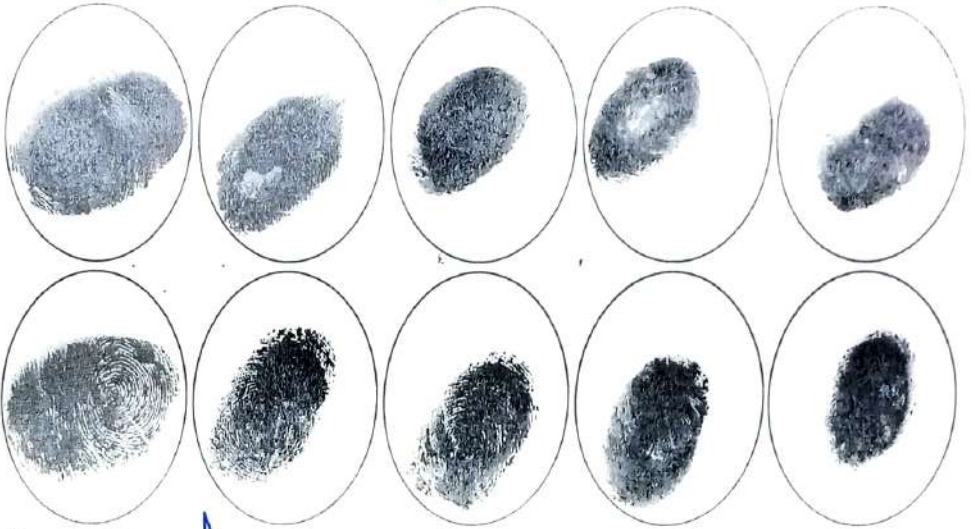
(Yogen Tshering Bhutia)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BAGDOGRA
 Darjeeling, West Bengal

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

RIGHT



AS COMPTORNEY OF

Sharnita Garg

- 1. SMT. **SHARNITA GARG**
- 2. SMT. **SHARNITA GARG**
- 3. SRI RAJESH **SHAR AGARWAL**
- 4. SMT. **BABITA AGARWAL**

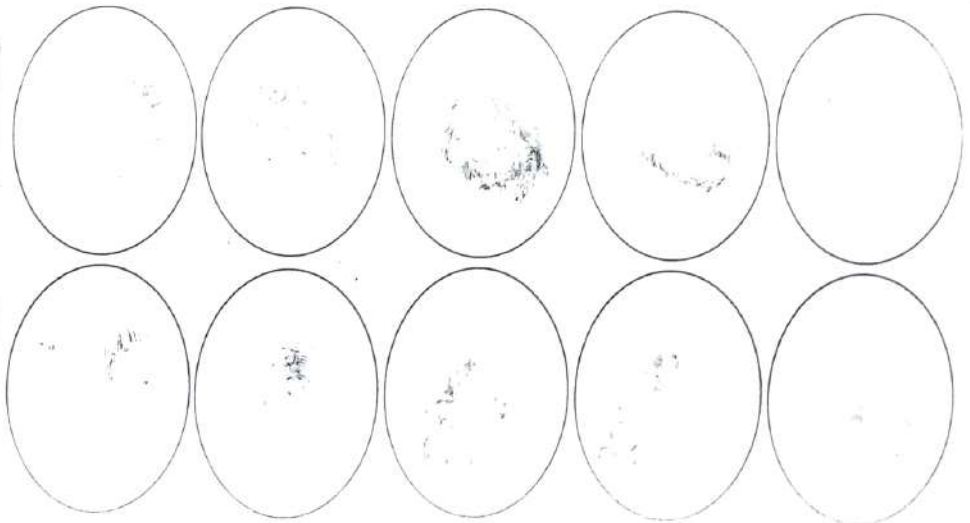
Sharnita Garg
SIGN

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

RIGHT













Ratan Kumar Agarwal

Ratan Kumar Agarwal
SIGN



Finger Prints Of:

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

SIGNATURE.

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


AS CONSTITUTED ATTORNEY OF

1. SRI PROMOD K GARG
2. SMT. SHARMILA GARG
3. SRI KATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

SIGNATURE

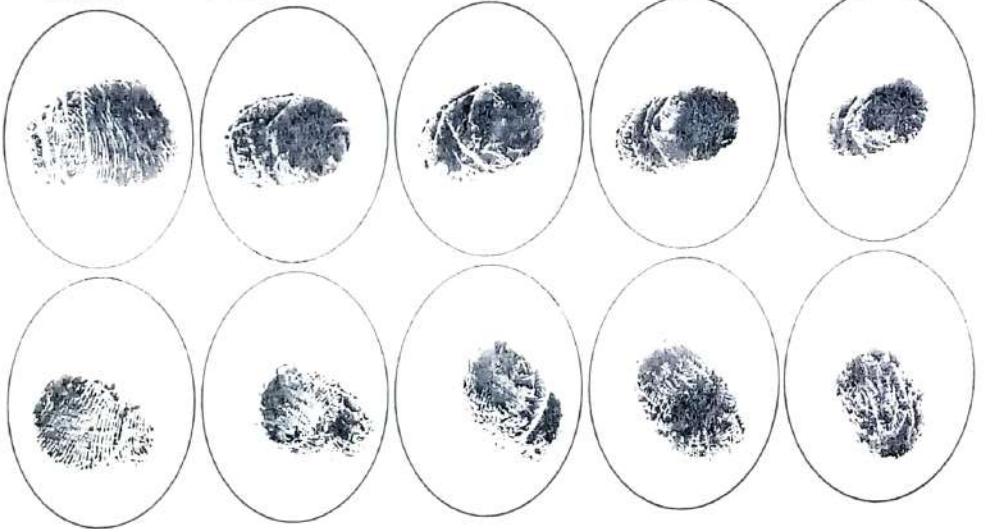
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



Babita Agarwal

Babita Agarwal
SIGN

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



Promode Gang


AS CONSTITUTED ATTORNEY OF

- 1. SRI PROMODE GANG
- 2. SMT. SHARMILA GANG
- 3. SRI RATAN KUMAR AGARWAL
- 4. SMT. BABITA AGARWAL

Promode Gang
SIGN

Major Information of the Deed

Deed No :	I-0403-04814/2022	Date of Registration	12/05/2022
Query No / Year	0403-2001266966/2022	Office where deed is registered	
Query Date	27/04/2022 11:48:43 AM	A D S R BAGDOGRA, District Darjeeling	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL S.P. MUKHERJEE ROAD, KHALPARA, SILIGURI, Thana : Siliguri, District : Darjeeling. WEST BENGAL, PIN - 734005, Mobile No. : 9734071122, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 2,18,80,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50 - (Article 48(d))	Rs 7/- (Article E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-31 (RS :-)	LR-580	Bastu	Bastu	11 Dec		46,31,299/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L2	LR-31 (RS :-)	LR-581	Bastu	Bastu	12 Dec		50,52,326/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L3	LR-31 (RS :-)	LR-1072	Bastu	Bastu	12 Dec		50,52,326/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L4	LR-31 (RS :-)	LR-1073	Bastu	Bastu	12 Dec		50,52,326/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
TOTAL :					47Dec	0/-	197,88,277 /-	

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	RS-223	RS-1145	Bastu	Bastu	3 Dec		20,91,979/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road
Grand Total :					50Dec	0/-	218,80,256 /-	


AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE G...
2. SMT. SHARMILA
3. SRI RATAN KUM...
4. SMT. BABITA AGARWAL

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SHARMILA GARG Wife of Shri PROMODE GARG KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City - Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2K, Aadhaar No: 68xxxxxxxx8244, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place ; Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
2	<p>Shri RATAN KUMAR AGARWAL (Presentant) Son of JODHRAJ AGARWAL NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3V, Aadhaar No: 76xxxxxxxx1854, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
3	<p>Smt BABITA AGARWAL Wife of Shri RATAN KUMAR AGARWAL NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City - Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4M, Aadhaar No: 91xxxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri PROMODE GARG Son of Shri JODHRAJ AGARWAL KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, City - Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx5F, Aadhaar No: 66xxxxxxxx8700, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
2	<p>Shri SUSHIL KUMAR MITTAL Son of Late GANGADHAR AGARWAL SHANTI WAREHOUSING CORP, 3RD MILE, SEVOKE ROAD, SILIGURI, 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.:: AUxxxxxx6Q, Aadhaar No: 28xxxxxxxx9786, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>


AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

Officer Details :

Name	Photo	Finger Print	Signature
Shri Mehul Mittal Son of Shri Sushil Kumar Mittal Shanti Warehousing Corp, 3rd Mile, Sevoke Road, Si, City:- Not Specified, P.O.- Salugara, P.S.-Bhaktinagar, District-Jalpaiguri, West Bengal, India. PIN - 734008			

Identifier Of Smt SHARMILA GARG, Shri RATAN KUMAR AGARWAL, Smt BABITA AGARWAL, Shri PROMODE GARG, Shri SUSHIL KUMAR MITTAL


Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 31, LR Khatian No:- 580	Owner:রতন কুমার আগরওয়াল, Gurdian:মোদরাজ আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.11000000 Acre,	Shri RATAN KUMAR AGARWAL
L2	LR Plot No:- 31, LR Khatian No:- 581	Owner:ববীতা আগরওয়াল, Gurdian:রতন আগরওয়াল Address:নিজ , Classification:রূপনী, Area:0.12000000 Acre,	Smt BABITA AGARWAL
L3	LR Plot No:- 31, LR Khatian No:- 1072	Owner:শর্মিলা গর্গ, Gurdian:প্রমোদ , Address:নিজ , Classification:রূপনী, Area:0.12000000 Acre,	Smt SHARMILA GARG
L4	LR Plot No:- 31, LR Khatian No:- 1073	Owner:প্রমোদ গর্গ, Gurdian:জোদরাজ , Address:নিজ , Classification:রূপনী, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	RS Plot No - 223, RS Khatian No - 1145		Seller is not the recorded Owner as per Applicant


 AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

On 06-05-2022

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

Presented for registration at 16:25 hrs on 06-05-2022, at the Private residence by Shri RATAN KUMAR AGARWAL, one of the Executants.

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

Execution is admitted on 06/05/2022 by 1. Smt SHARMILA GARG, Wife of Shri PROMODE GARG, KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Shri RATAN KUMAR AGARWAL, Son of JODHRAJ AGARWAL, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Smt BABITA AGARWAL, Wife of Shri RATAN KUMAR AGARWAL, NELI SENGUPTA SARANI, BABUPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Shri PROMODE GARG, Son of Shri JODHRAJ AGARWAL, KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, SILIGURI P O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste hindu by Profession Business, 5. Shri SUSHIL KUMAR MITTAL, Son of Late GANGADHAR AGARWAL, SHANTI WAREHOUSING CORP 3RD MILE, SEVOKE ROAD, SILIGURI, P O SALUGARA, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business

Indetified by Shri Mehul Mittal, , Son of Shri Sushil Kumar Mittal, Shanti Warehousing Corp, 3rd Mile, Sevoke Road, Si, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Others



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

On 12-05-2022

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no. 4981, Amount: Rs 50/-, Date of Purchase: 29/04/2022, Vendor name: J R DAS

AS CONSTITUTED ATTORNEY OF

1. SRI PROMODE GARG
2. SMT. SHARMILA GARG
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2022, Page from 112623 to 112649
being No 040304814 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.05.20 16:54:15 +05.30
Reason: Digital Signing of Deed

(Yogen Tshering Bhutia) 2022/05/20 04:54:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.


AS CONSTITUTED ATTORNEY OF

1. SRI PROJIT KARG
2. SMT. SHARDA
3. SRI RATAN KUMAR AGARWAL
4. SMT. BABITA AGARWAL

(This document is digitally signed.)