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I-6296/2018



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

N 574507

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CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE EN-REGISTRATION SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Sub-Registrar,
Siliguri-II at Bagdogra

27 SEP 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE THIS 25th DAY OF SEPTEMBER 2018
(TWO THOUSAND AND EIGHTEEN)

Signature

Signature

Signature

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



LT of Smt. Usha Devi
Created by the
PC of - Aditya Agarwal

1. Smt. Suraj Kumar Poddar

2. Smt. Rajkumar Poddar

3. Smt. Pawan Poddar
Self & As Constituted Attorney
of Smt. Kusum Agarwal

BETWEEN

4. Smt. Usha Devi Garodia
By the Power of
Attorney Agreed

1. **SRI SURAJ KUMAR PODDAR (PAN: AFHPP8469E)** S/o Late Onkarmal Poddar,
2. **SRI RAJ KUMAR PODDAR alias RAJU KUMAR PODDAR (PAN: AFHPP8474R)** S/o Late Onkarmal Poddar,
3. **SRI PAWAN KUMAR PODDAR (PAN: AFHPP8470M)** S/o Late Onkarmal Poddar,
4. **SMT USHA DEVI GARODIA (PAN: ADBPG1212G)** W/o Sri Prabhu Dayal Garodia, D/o Late Onkarmal Agarwal,
5. **SMT KUSUM AGARWAL (PAN: AGBPA4635J)** W/o Sri Binod Kumar Agarwal, D/o Late Onkarmal Agarwal,

All are Hindu by religion, Indian by Nationality, No.1 to 3 Business and No.4 & 5 Housewife by occupation, No.1 to 3 resident of Sriram Colony Sevoke Road, Ward No 10, Siliguri-734001, P.O. & P.S. Siliguri, District - Darjeeling, No. 4 resident of House No 25, Sevoke Road Near LIC Building Sriram Colony Ward No 10, Siliguri-734001, P.O. & P.S. Siliguri, District-Darjeeling and No. 5 resident of 11/3 J, Ballygunj, 2nd Lane, Kolkata-700019, P.O. Ballygunge, P.S. Karaya --- hereinafter jointly & collectively referred to as the **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART: Vendors No. 5 hereof SMT KUSUM AGARWAL** is represented by her constituted attorney **SRI PAWAN KUMAR PODDAR** (Vendor No. 3 hereof), appointed by virtue of a General Power of Attorney duly registered in the office of the Additional Registrar of Assurance-III, Kolkata, duly recorded in the Book-IV, Volume No. 1903-2018, Pages from 141623 to 141645, Document No. 190304990 for the year 2018.

AND

BISHWAKARMA REAL BUILD (PAN:- AATFB6241R) a Partnership firm having its registered Office at Sevoke Road, Siliguri-734001, P.O. Siliguri Bazar, P.S. Siliguri in the District of Darjeeling. --- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its partner duly authorized for this purpose **SRI CHIRAG AGARWAL** S/o Sri Mohan Kumar Agarwal, Hindu by religion, Indian by Nationality, partner of the above named Company by occupation, resident of Narayani Bhawan 27 Sevoke Road Near Nanak Complex Sevoke Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling.

1. *Shriy Kumar Koddar*

2. *Rupkandan*

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R. K. Ghosh
For Self & As Constituted Attornys
of Smt. Kusum Agarwal



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*LT of Usbaden
Gardie Bythelen
of - Aditya Agarwal*

A. WHEREAS:

- i) That by a registered Deed of Conveyance, made between **MD. ISRAIL HAQUE CHAUDHURY** therein referred to as the Vendor and **RAM KUMARI DEBI** therein referred to as the purchaser and for the consideration mentioned therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **RAM KUMARI DEBI**, ALL THOSE piece and parcel of land measuring about 8.70 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Panchanai, Pargana- Patharghata, Police Station-Matigara, District-Darjeeling. The said deed of Conveyance was duly registered at Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 8, Pages 293 to 294, Being No. 924 for the year 1958, absolutely forever;

- ii) That by a registered Deed of Conveyance, made between **RAM KUMARI DEBI** therein referred to as the Vendor and **RAMJI RAM** therein referred to as the purchaser and for the consideration mentioned therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **RAMJI RAM**, ALL THOSE piece and parcel of land measuring about 8.70 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Panchanai, under R.S. Plot Nos. 258, 259, 260, 261 & 348, recorded in R.S. Khatian Nos. 2/1 Pargana- Patharghata, Police Station-Matigara, District-Darjeeling. The said deed of Conveyance was duly registered at Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 38, Pages 124 to 129, Being No. 3459 for the year 1969, absolutely forever;

- iii) That by a registered Deed of Conveyance, made between **RAMJI RAM** therein referred to as the Vendor and **DIPANKAR SARKAR** therein referred to as the purchaser and for the consideration mentioned therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **DIPANKAR SARKAR**, ALL THOSE piece and parcel of land measuring about 2.90 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Panchanai, under R.S. Plot Nos. 258, 259, 260, 261 & 348, recorded in R.S. Khatian Nos. 2/1, Pargana- Patharghata, Police Station-Matigara, District-Darjeeling. The said deed of Conveyance was duly registered at Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 31, Pages 94 to 100, Being No. 976 for the year 1979, absolutely forever;

1. Anurag Kumar Poddar

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3. Poddar
Not Self & As Constituted Attorney of Smt. Kusum Agarwal



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created by the
Pen of - Aditya
Agarwal

- iv) That by a registered Deed of Conveyance, made between **DIPANKAR SARKAR**, therein referred to as the Vendor and **SUDHIR KRISHNA DEY** therein referred to as the purchaser and for the consideration mentioned therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **SUDHIR KRISHNA DEY**, ALL THOSE piece and parcel of land measuring about 2.90 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Panchanai, under R.S. Plot Nos. 258, 259, 260, 261 & 348, recorded in R.S. Khatian Nos. 2/1, Pargana- Patharghata, Police Station-Matigara, District-Darjeeling. The said deed of Conveyance was duly registered at Sub-Registrar, Siliguri and recorded in Book No. I, Being No. 2610 for the year 1986, absolutely forever;
- v) That by a registered Deed of Conveyance, made between **SUDHIR KRISHNA DEY**, therein referred to as the Vendor and **ONKARMAL PODDAR** therein referred to as the purchaser and for the consideration mentioned therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **ONKARMAL PODDAR**, ALL THOSE piece and parcel of land measuring about 1.26 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Panchanai, under R.S. Plot Nos. 258 & 348, recorded in R.S. Khatian Nos. 2/1, Pargana- Patharghata, Police Station-Matigara, District-Darjeeling. The said deed of Conveyance was duly registered at Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 60, Pages 181 to 189, Being No. 2748 for the year 1991, absolutely forever;
- vi) That possessing the aforesaid landed property abovenamed **ONKARMAL PODDAR** died on 21/06/2013 intestate leaving behind him, his following legal heir namely-
- | | | |
|----------------------------------|-------------------|---------------------|
| 1. SRI SURAJ KUMAR PODDAR | (SON) | VENDOR NO. 1 |
| 2. SRI RAJ KUMAR PODDAR | (SON) | VENDOR NO. 2 |
| 3. SRI PAWAN KUMAR PODDAR | (SON) | VENDOR NO. 3 |
| 4. SMT USHA DEVI GARODIA | (DAUGHTER) | VENDOR NO. 4 |
| 5. SMT KUSUM AGARWAL | (DAUGHTER) | VENDOR NO. 5 |
| 6. NIKI DEVI AGARWAL | (WIFE) | |
- to inherit all his movable and immovable properties.
- vii) That inheriting the aforesaid landed property abovenamed **SRI SURAJ KUMAR PODDAR, SRI RAJ KUMAR PODDAR, SRI PAWAN KUMAR PODDAR, SMT USHA DEVI GARODIA, SMT KUSUM AGARWAL & NIKI DEVI AGARWAL** (Legal heirs of **ONKARMAL PODDAR**) sold and transferred land measuring 0.23 Acres.

1. Smt. Suraj Kumar Poddar

2. Poddar

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3. Poddar
for Self & As Constituted Attorn
of Smt. Kusum Agarwal



4. Smt. Usha
Devi Garodia
the son of Aditya
Agarwal.

viii) That inheriting 1/6th undivided Share in the landed property abovenamed **NIKI DEVI AGARWAL** also died on 06/12/2017 Intestate leaving behind her following legal heir namely-

- | | | |
|---------------------------|------------|--------------|
| 1. SRI SURAJ KUMAR PODDAR | (SON) | VENDOR NO. 1 |
| 2. SRI RAJ KUMAR PODDAR | (SON) | VENDOR NO. 2 |
| 3. SRI PAWAN KUMAR PODDAR | (SON) | VENDOR NO. 3 |
| 4. SMT USHA DEVI GARODIA | (DAUGHTER) | VENDOR NO. 4 |
| 5. SMT KUSUM AGARWAL | (DAUGHTER) | VENDOR NO. 5 |

to inherit all his movable and immovable properties.

(ix) The Vendors herein being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure to the Purchaser **ALL Those** pieces and parcels of land as more fully and particularly described in the **Schedule** hereunder written.

- x) That there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendors conveying their respective right title and interests in the said properties.
- xi) That the said Properties of the Vendors are free from all encumbrances mortgages charges liens lispens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- xii) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Properties and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their personal use and cultivation;
- xiii) That no part or portion of the said Properties has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- xiv) That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Properties, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;

1. Jaiy Kumar Poddar

2. Akshay

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For Self & As Constituted Attorney
of Smt. Kusum Agarwal



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Agarwal,

- xv) That the said Properties or any portion thereof are not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;
- xvi) That no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Properties or any of them or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xvii) That the said Properties or any of them or any portion thereof are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xviii) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Properties.
- xix) That no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said Properties or any of them or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Properties or any of them or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Properties or any of them or any part thereof.
- xx) That the said Properties or any of them or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispensens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any

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1. Shriy Kumar Soddan

2. Anil Soddan

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For Self & As Constituted Attorney
of Smt. Kusum Agarwal



LTI of Smt. Kusum
Devi Soddan
By the Pen of
Aditya Agarwal

trust resulting or constructive arising under ^{4:} by debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

B. The Purchaser has agreed to purchase the said Properties relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, absolutely and forever free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Properties.

C. The Purchaser has at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum **Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight Lakhs) Only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the **Vendors** paid at or before the execution hereof the receipt whereof the Vendors doth hereby acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the said properties and all benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, the **Vendors** doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THOSE THE SAID PROPERTIES**, fully described in the **SCHEDULE** hereunder written **WITH** all ownership shares rights title and interest of the Vendors in the said Dags with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor and each of them in

1. Anand Kumar Poddar

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3. For Self & As Constituted Attorney of Smt. Kusum Agarwal

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B - Aditya Agarwal

or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Properties and/or meant for beneficial use and enjoyment of the said Properties **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER, as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

1. Anup Kumar Sodhan

2. Anubodhan

3. Anubodhan

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



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executed by the Pen
of Aditya Agarwal

- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or his predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified

1) Anand Kumar Peddar

2) R. R. Peddar

3) K. K. Peddar

For Self & As Constituted Attorney of Smt. Kusum Agarwal



LTI & Smt. Usha
Dini Gaudia By
the Peng.
Ashya Agarwal.

Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors or his respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i) **THAT** the Vendors is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendorss shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii) **AND THAT** the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendors's own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;
- iii) **AND THAT** the Vendors has duly complied with all provisions of law prior to sale of the said Properties to the Purchaser;
- iv) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Properties hereby sold and conveyed by the Vendors;

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1. Shyama Devi Agarwal

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2. Pawan Kumar Agarwal

3. Onkarmal Poddar

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



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Deni George By the
P.O. of Smt. Agarwal

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said properties)

ALL Those pieces and parcels of Vacant land measuring about 0.89 (Zero Point Eight Nine) Acre more or less situate lying and comprised in various **R.S. Dag/Plot Nos. 258** (Two Five Eight) corresponding to L.R. **Dag/Plot Nos. 374** (Three Seven Four), recorded in R.S. Khatian No. 2/1 (Two By One) corresponding to L.R. Khatian No. 269 (Two Six Nine), in Mouza - Panchanai, Pargana - Patharghata, P.S. Matigara, District - Darjeeling, West Bengal. Propose land to Use:- Rupni.

Land hereby sold is butted and bounded as follows:-

NORTH:- LAND OF SHYAMA DEVI AGARWAL & SUNLIGHT TRADECOM PVT LTD AND SOLD LAND OF PAWAN KUMAR AGARWAL,

SOUTH:- LAND OF B.R. REAL ESTATE PVT LTD & NAYAN RAI,

EAST :- 17 FT WIDE PANCHAYAT ROAD,

WEST :- LAND OF ONKARMAL PODDAR IN LR. PLOT NO. 374 TODAY SOLD TO THIS PURCHASER.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his hand the day month and year first above written.

SIGNED AND DELIVERED by the abovenamed VENDORS at Siliguri in the presence of:

1. Aditya Agarwal,
S/o Sri. Kishan Kumar Agarwal,
Punjabi Para,
P.O. & P.S. Siliguri
Dist - Darjeeling.

1. Ranjit Kumar Poddar

2. R. Poddar

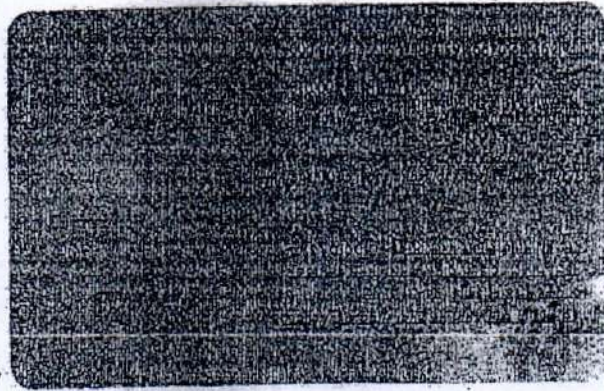
2. Jagdishan Poddar
S/o - Sri Rohit Poddar
Vidyasagar Pally
Khalpara.
P.O & P.S. - Siliguri
Dist - Darjeeling.

3. PP
For Self & As Constituted Attorney
of Smt. Kusum Agarwal

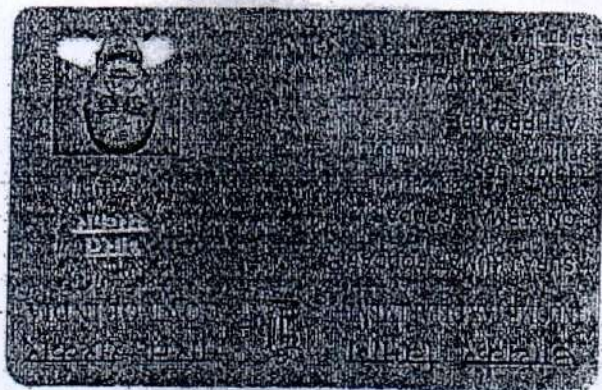
4. [Signature]
VENDORS
LTI of Smt. Gita
Dori Choudhary
By the Pen of
Aditya Agarwal

Drafted by me and printed in my office,

[Signature]
RAJESH KUMAR AGARWAL
Advocate/ Siliguri
Reg. No. WB/73 /97



✓ Hunt's Lower Polder



www.india.gov.in help@india.gov.in 1800 200 1847

2259 9162 1744

Address: SRI RAM COLONY
SEVKE ROAD, SILIGURI,
WARD NO 10, SILIGURI (M.
Corp), Siliguri, Darjeeling,
West Bengal, 734001

জাতি: শ্রী রাম কোলনি গ্রাম
পরিচয়: সেবকে রোড
পরিচয়: ওয়ার্ড নং ১০
পরিচয়: (সিলিগুরি), পশ্চিম
বঙ্গ, শিলিগুরি, দার্জিলিং,
পশ্চিম বঙ্গ, ৭৩৪০০১

भारत
GOVERNMENT OF INDIA

Sunil Kumar Poddar

भारत - भारत सरकार

2259 9162 1744

QR Code

Gender / Male
DOB: 1508/1955
Father: Onkar Mal Poddar
Sunil Kumar Poddar

GOVERNMENT OF INDIA

1847
 1800 200 1847
 WWW.IBCL.GOV.IN
 8956 4113 9323
 Address: SRI RAM COLONY
 SEVOKI ROAD, SILIGURI,
 WARD NO 10, Siliguri (M.
 Corp), Siliguri, Darjeeling,
 West Bengal, 734001
 পশ্চিমবঙ্গ সরকার
 পশ্চিমবঙ্গ সরকার
 পশ্চিমবঙ্গ সরকার
 পশ্চিমবঙ্গ সরকার
 পশ্চিমবঙ্গ সরকার

Onkar Mal Poddar

8956 4113 9323
 RAJKUMAR Poddar
 Father: Onkar Mal Poddar
 DOB: 03/06/1957
 Male
 QR Code
 1847
 1800 200 1847



ভারত সরকার
Unique Identification Authority of India
Government of India

আপনার আইডি / Enrollment No.: 1215/91285/29982

To
Pawan Kumar Poddar
পবন কুমার পোদার
SRI RAM COLONY SEVOKE ROAD
SILIGURI
WARD NO 10
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001
9332532515



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আপনার আধার সংখ্যা / Your Aadhaar No. :

4994 3404 1659

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পবন কুমার পোদার
Pawan Kumar Poddar
পিতা : অমর মল্ল পোদার
Father : Omkar Mall Poddar

মমতাথি/DOB: 18/11/1955
পুরুষ / Male

4994 3404 1659



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



সিঙ্গেলা, শ্রী রাম কলোনি সেবক রোড
শিলিগুরি, ওয়ার্ড নং
শিলিগুরি (মৌজদা), শিলিগুরি
মুর্শিদাবাদ, পশ্চিম বঙ্গ

ভারত সরকার
Government of India

Address: SRI RAM COLONY
SEVOKE ROAD, SILIGURI,
WARD NO-10, Siliguri (M.
Corp), Siliguri, Darjeeling,
West Bengal, 734001

4994 3404 1659



1847
1847 1847 1847



help@uidai.gov.in



www.uidai.gov.in

P. K. Poddar

स्थायी लेखा-संख्या / PERMANENT ACCOUNT NUMBER
 ADBPG1212G

नाम / NAME
 USHA DEVI GARODIA

पिता का नाम / FATHER'S NAME
 ONKARMAL FODDAR

जन्म तिथि / DATE OF BIRTH
 14-12-1959

हस्ताक्षर / SIGNATURE
 अज्ञा देवी

आयकर अधिकारी, प.७.११
 COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयकर अधिकारी,
 पी-७,

चीरंगी स्क्वायर,
 कलकत्ता - ७०० ०६९.

In case this card is lost/found, kindly inform/return to
 the issuing authority :

Assistant Commissioner of Income-tax,

P-7,
 Chowringhee-Square,
 Calcutta- 700 069.

✓

LI & SMT:
 Usha Devi Gard
 By the Pen of -
 Aditya Agarwal



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাষিকল্পিত আই ডি / Enrollment No.: 2189/68547/43273

To
উষা দেবী গার্ডিয়া
Usha Devi Garodia
W/O: Prabhu Dayal Garodia
House No 25 Sevoke Road
Near LIC Building Sriram Colony Ward No 10
Siliguri (M. Corp)
Siliguri
Siliguri Darjeeling
West Bengal 734001
9332832618

36430475



MD364304759FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6002 5109 4653

আমার আধার, আমার পরিচয়



উষা দেবী গার্ডিয়া
Usha Devi Garodia
জন্মতারিখ / DOB : 14/12/1969
মহিলা / Female

6002 5109 4653

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
ওষা/ও: প্রভু দয়াল গার্ডিয়া,
হাউস নং 25, সেভক রোড,
এলআইসি বিল্ডিং নিকটে, শ্রীরাম
কলোনি ওয়ার্ড নং 10, শিলিগুড়ি
(পৌরসভা), শিলিগুড়ি, দার্জিলিং,
শিলিগুড়ি, পশ্চিম বঙ্গ, 734001

Address:
W/O: Prabhu Dayal Garodia,
House No.25, Sevoke Road, Near
LIC Building, Sriram Colony Ward
No 10, Siliguri (M. Corp), Siliguri,
Darjeeling, West Bengal,
734001

6002 5109 4653



1947



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www.uidai.gov.in



LTI of Smt. Usha Devi
Garodia By the Peace
Achiya Agarwal.

Kasim Agorwal.





ভারত সরকার
Government of India



কুমুম আগরওয়াল
Kusum Agarwal
মুদ্রিত: 14/08. 10/05/1963
সঙ্গীতা/ FEMALE

2126 2927 1401

UID: 9131 8897 4320 0387

আমার নাম, আমার পরিচয়

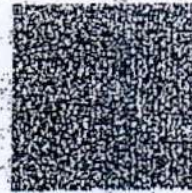
Kusum Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ও/ও: বিশেষ কুমুম আগরওয়াল, 11/3/ক, ও/ও
বালীগঞ্জ ২নং লেন, বালীগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address:
W/O: Bihad Kumar Agarwal, 11/3/ক, ও/ও
BALLYGUNGE 2ND LANE, Ballygunge,
Kolkata,
West Bengal - 700019



QR Code with Photograph

2126 2927 1401

UID: 9131 8897 4320 0387



India@uidai.gov.in

www.uidai.gov.in

Kusum Agarwal

Partner
Bishwakarma Real Build





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 2017/00201/00693

To: Chirag Agarwal
S/O Mohan Kumar Agarwal
NARAYANI BHAWAN
27 SEVOKE ROAD
NEAR NANAK COMPLEX
SEVOKE ROAD
Siliguri
Jalpaiguri
West Bengal - 734001
Mobile: 9749329150

Date: 13/10/2011

Ref. No.: 00000323-00164506-00167972-



UB 07428304 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :
4302 1197 2680

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Chirag Agarwal
Year of Birth : 1993
Male

4302 1197 2680



आधार — आम आदमी का अधिकार

असहकारिते रसने १ प्रवेणर कृपया सुविधाकरत . . .
आयकर विन सेवा इकाई, एन.ए.टी.डी.ए.
सिडिडी मंजीत, सफागर मेवरी
पुणे टेलिफोन एक्चेंज नं. ४११०४५
पुणे, पुणे - ४११०४५

If you want to lose someone's lost card or item,
please inform us as soon as possible.
Income Tax PAN Services Unit, NSUI
Jee Bhosor, Sapphire Chambers,
Near Diner Telephone Exchange
Bangor, Pune - 411045

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081
e-mail:tininfo@nsdl.co.in

आयकर विभाग
INCOMETAX DEPARTMENT
CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account No.

BCAPAG169H

Chirag Agarwal
Signature

भारत सरकार
GOV. OF INDIA



Chirag Agarwal

FINGER IMPRESSION



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

Bishwakarma Real Build

Chirag Agrawal
Partner

SIGN. WITH DATE

PHOTO
(sign across
the photo but
do not sign
over the
face)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

SIGN. WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

RIGHT

Sunjay Kumar Podder

Detailed description: This section shows the fingerprint impressions for the left hand. It consists of two rows of five oval-shaped frames. The top row is labeled 'LEFT' and the bottom row is labeled 'RIGHT'. The columns are labeled 'THUMB', 'FORE FINGER', 'MIDDLE FINGER', 'RING FINGER', and 'LITTLE FINGER'. Each frame contains a dark, textured fingerprint impression. To the left of the frames is a small black and white portrait of a man with a mustache, wearing a white shirt. Below the portrait is a handwritten signature in cursive that reads 'Sunjay Kumar Podder'.

✓ *Sunjay Kumar Podder*
SIGN. WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

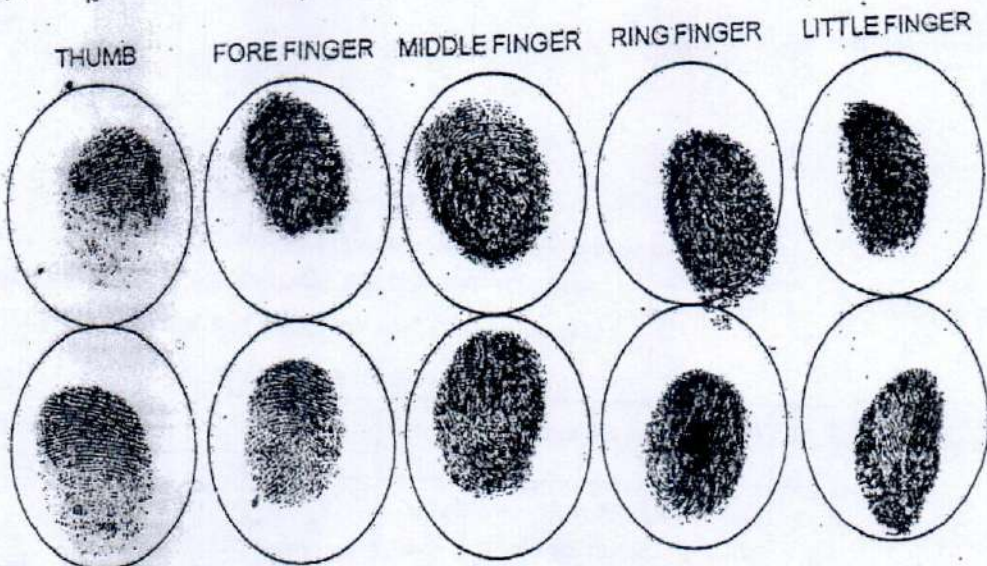
RIGHT

Sunjay Kumar Podder

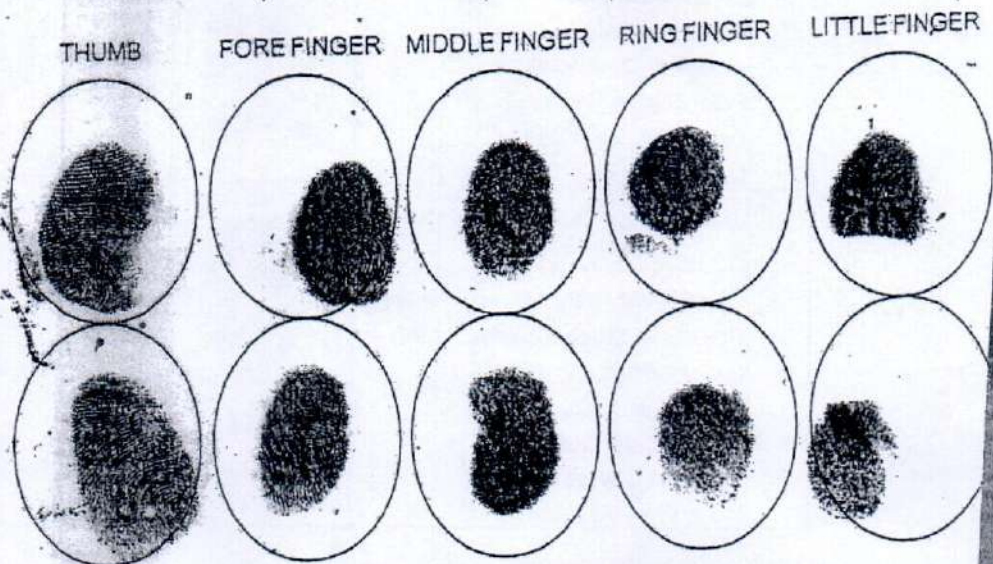
Detailed description: This section shows the fingerprint impressions for the right hand. It consists of two rows of five oval-shaped frames. The top row is labeled 'LEFT' and the bottom row is labeled 'RIGHT'. The columns are labeled 'THUMB', 'FORE FINGER', 'MIDDLE FINGER', 'RING FINGER', and 'LITTLE FINGER'. Each frame contains a dark, textured fingerprint impression. To the left of the frames is a small black and white portrait of the same man as in the first section, wearing a white shirt. Below the portrait is a handwritten signature in cursive that reads 'Sunjay Kumar Podder'.

Sunjay Kumar Podder
SIGN. WITH DATE

FINGER IMPRESSION



3/11 P. K. BODDAR
SIGN. WITH DATE



LTI of Ustaden recorded by the her or Aditya Agarwal

LTI of Ustaden
Gandhi
By
Penc
SIGN. WITH Aditya Agarwal





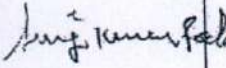


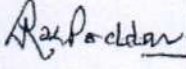


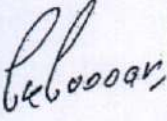
Government of West Bengal

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






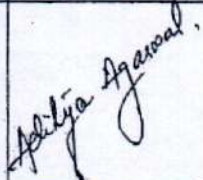
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001422738/2018

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	Shri SURAJ KUMAR PODDAR Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
2	Shri RAJ KUMAR PODDAR Alias RAJU KUMAR PODDAR Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
3	Shri PAWAN KUMAR PODDAR Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	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	Smt USHA DEVI GARODIA House No 25, Sevoke Road Near LIC Building Sriram, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			LTTG USHA DEVI GARODIA By the presence Aditya Agarwal
5	Shri PAWAN KUMAR PODDAR Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Attorney of Seller [Smt KUSUM AGARWA L]			
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Shri Aditya Agarwal Son of Shri Kishan Kumar Agarwal Punjabipara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Shri SURAJ KUMAR PODDAR, Shri RAJ KUMAR PODDAR, Shri PAWAN KUMAR PODDAR, Smt USHA DEVI GARODIA, Shri PAWAN KUMAR PODDAR,			

(Suraj Lepcha)

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

Major Information of the Deed

Deed No.	I-0403-06296/2018	Date of Registration	27/09/2018
Query No./Year	0403-0001422738/2018	Office where deed is registered	
Query Date	06/09/2018 12:43:05 PM	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, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,58,00,000/-	Rs. 1,59,36,196/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 9,56,172/- (Article:29)	Rs. 1,59,362/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-374	LR-269	Industrial use	Rupni	0.1 Acre	25,00,000/-	25,43,010/-	Width of Approach Road: 17 Ft.,
L2	LR-374	LR-269	Rupni	Rupni	0.79 Acre	1,33,00,000/-	1,33,93,186/-	Width of Approach Road: 17 Ft.,
TOTAL :					89Dec	158,00,000 /-	159,36,196 /-	
Grand Total :					89Dec	158,00,000 /-	159,36,196 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri SURAJ KUMAR PODDAR Son of Late Onkarmal Poddar Sriram Colony Sevoke Road, Ward No 10, Siliguri, 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.:: AFHPP8469E, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence
2	Shri RAJ KUMAR PODDAR, (Alias: RAJU KUMAR PODDAR) Son of Late Onkarmal Poddar Sriram Colony Sevoke Road, Ward No 10, Siliguri, 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.:: AFHPP8474R, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0403-06296/2018-27/09/2018

3. **Shri PAWAN KUMAR PODDAR**
 Son of Late Onkarmal Poddar Sriram Colony Sevoke Road, Ward No 10, Siliguri, 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.:: AFHPP8470M, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018, Admitted by: Self, Date of Admission: 25/09/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2018, Admitted by: Self, Date of Admission: 25/09/2018, Place : Pvt. Residence
4. **Smt USHA DEVI GARODIA**
 Wife of Shri Prabhu Dayal Garodia House No 25, Sevoke Road Near LIC Building Sriram, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADBPG1212G, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018, Admitted by: Self, Date of Admission: 25/09/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2018, Admitted by: Self, Date of Admission: 25/09/2018, Place : Pvt. Residence
5. **Smt KUSUM AGARWAL**
 Wife of Shri Binod Kumar Agarwal 11/3 J, Ballygunj, 2nd Lane, Kolkata, P.O:- Ballygunge, P.S:- Karaya, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGBPA4635J, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BISHWAKARMA REAL BUILD Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: AATFB6241R, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PAWAN KUMAR PODDAR (Presentant) Son of Late Onkarmal Poddar Sriram Colony Sevoke Road, Ward No 10, Siliguri, 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.:: AFHPP8470M Status : Attorney, Attorney of : Smt KUSUM AGARWAL

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri CHIRAG AGARWAL Son of Shri Mohan Kumar Agarwal Narayani Bhawan 27 Sevoke Road Near Nanak Complex Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BISHWAKARMA REAL BUILD (as Partner)

Identifier Details :

Name & address
Shri Aditya Agarwal Son of Shri Kishan Kumar Agarwal Punjabipara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri SURAJ KUMAR PODDAR, Shri RAJ KUMAR PODDAR, Shri PAWAN KUMAR PODDAR, Smt USHA DEVI GARODIA, Shri PAWAN KUMAR PODDAR,

Major Information of the Deed :- I-0403-06296/2018-27/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SURAJ KUMAR PODDAR	BISHWAKARMA REAL BUILD-2 Dec
2	Shri RAJ KUMAR PODDAR	BISHWAKARMA REAL BUILD-2 Dec
3	Shri PAWAN KUMAR PODDAR	BISHWAKARMA REAL BUILD-2 Dec
4	Smt USHA DEVI GARODIA	BISHWAKARMA REAL BUILD-2 Dec
5	Smt KUSUM AGARWAL	BISHWAKARMA REAL BUILD-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SURAJ KUMAR PODDAR	BISHWAKARMA REAL BUILD-15.8 Dec
2	Shri RAJ KUMAR PODDAR	BISHWAKARMA REAL BUILD-15.8 Dec
3	Shri PAWAN KUMAR PODDAR	BISHWAKARMA REAL BUILD-15.8 Dec
4	Smt USHA DEVI GARODIA	BISHWAKARMA REAL BUILD-15.8 Dec
5	Smt KUSUM AGARWAL	BISHWAKARMA REAL BUILD-15.8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 374(Corresponding RS Plot No:- 258), LR Khatian No:- 269	Owner:ওনকার পোদ্দার, Gurdian:বৈজনাথ, Address:শিলিগুড়ি, Classification:রুপনী, Area:0.89 Acre,	
L2	LR Plot No:- 374(Corresponding RS Plot No:- 258), LR Khatian No:- 269	Owner:ওনকার পোদ্দার, Gurdian:বৈজনাথ, Address:শিলিগুড়ি, Classification:রুপনী, Area:0.89 Acre,	

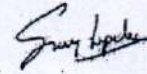
Endorsement For Deed Number : I - 040306296 / 2018

Major Information of the Deed :- I-0403-06296/2018-27/09/2018

On 14-09-2018

Certificate of Market Value (WB.P.D.V. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,59,36,196/-



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 25-09-2018

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

Presented for registration at 11:43 hrs on 25-09-2018, at the Private residence by Shri PAWAN KUMAR PODDAR

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

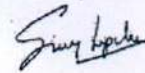
Execution is admitted on 25/09/2018 by 1. Shri SURAJ KUMAR PODDAR, Son of Late Onkarmal Poddar, Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri RAJ KUMAR PODDAR, Alias RAJU KUMAR PODDAR, Son of Late Onkarmal Poddar, Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri PAWAN KUMAR PODDAR, Son of Late Onkarmal Poddar, Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Smt USHA DEVI GARODIA, Wife of Shri Prabhu Dayal Garodia, House No 25, Sevoke Road Near LIC Building Sriram, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Aditya Agarwal, Son of Shri Kishan Kumar Agarwal, Punjabipara, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Executed by Attorney

Execution by Shri PAWAN KUMAR PODDAR, Son of Late Onkarmal Poddar, Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business as the constituted attorney of Smt KUSUM AGARWAL 11/3 J, Ballygunj, 2nd Lane, Kolkata, P. Ballygunge, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Shri Aditya Agarwal, Son of Shri Kishan Kumar Agarwal, Punjabipara, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Major Information of the Daed :- I-0403-06296/2018-27/09/2018

On 26-09-2018

Payment of Fees

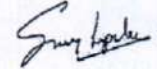
Certified that required Registration Fees payable for this document is Rs 1,59,362/- (A(1) = Rs 1,59,362/-) and Registration Fees paid by by online = Rs 1,59,362/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2018 11:58AM with Govt. Ref. No: 192018190291594101 on 26-09-2018, Amount Rs: 1,59,362/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1542068255 on 26-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,56,172/- and Stamp Duty paid by by online = Rs 9,55,172/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2018 11:58AM with Govt. Ref. No: 192018190291594101 on 26-09-2018, Amount Rs: 9,55,172/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1542068255 on 26-09-2018, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 27-09-2018

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

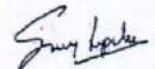
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,56,172/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 20656, Amount: Rs.1,000/-, Date of Purchase: 07/09/2018, Vendor name: J Das



Suraj Lepcha
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 0403-2018, Page from 131091 to 131128
being No 040306296 for the year 2018.



Suraj Lepcha

Digitally signed by Suraj Lepcha
Date: 2018.09.27 14:45:43 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 27/09/2018 14:45:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
