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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

N 574507

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CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENGAGEMENT SHEET ATTACHED
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27 SEP 2018

For Self & As Constituted Attorney
of Smt. Kusum Agarwal

LT of Smt Usha Devi
Created by the
Pen of - Aditya Agarwal

DEED OF CONVEYANCE

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

SL. NO. 20656 DATE: 7/9/2018
PURCHASER: BISHWAKARMA REAL ESTATE
Full Address: SILIGURI
Total value: 1000/-
Stamp Purchased from JPG Treasury on: 7/9/2018

STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Add. DSR Office, Rajganj, Lalpala-

Amij Kumar Poddar



4150

Amij Kumar Poddar



4151

R. Poddar

For Sale & ve Consultancy Services



4152

R. Poddar

2018 272



4153

Aditya Agarwal
S/o. Shri. Vishwan Kumar Agarwal,



Adl. Dist. Sub Registrar
Siliguri-II in Assam, The Assam

Aditya Agarwal,
S/o. Shri. Vishwan Kumar Agarwal,

25 SEP 2018

1. Anuraj Kumar Poddar

2. Raj Poddar

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

BETWEEN

4. Usha Devi Garodia
By the Panch
Abhaya Agarwal

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. *Amey Kumar Koddar*

2. *Rafiqul Karim*

3

P. K. Choudhary

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



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*LTI of Usphaden
Gardie By the Ben
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. Anuj Kumar Poddar

2. P. Poddar

3. P. Poddar

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



4. LTI of Usha Devi
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. Suraj Kumar Poddar

2. Raj Poddar

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3. Pawan

For Self & As Constituted Attorney of Smt. Kusum Agarwal



4. T. of Smt. Usha Devi Garodia by the Pen of Usha Devi 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 lispendens 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;

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1. Jancy/Kusum Goddan

2. Rajadon

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3. *[Signature]*
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For Self & As Constituted Attorney
of Smt. Kusum Agarwal



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OF Aditya
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. Anand Kumar Soddan

2. Anand Soddan

3. Anand Soddan

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



LTI of Smt. Usha
Devi Soodan
By the way of
Aditya Agarwal,

trust resulting or constructive arising under any 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 lispens 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. Anup Kumar Sodhan

2. Anubodhan

3. K. K. K. K.

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



LT of Usha Devi
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 lispendens 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

K

1. Anuj Kumar Poddar

2. Anuradha

10

3. K. K. K. K.

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



LIT of Usha Devi
Garodia By the
Pen of - Aditya
Agarwal.

of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the 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 as shall or may reasonably be required by the Purchaser.

(vii) **AND THAT** the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the

1. Anuj Kumar Poddar

2. R. Poddar

3. K. Poddar

11

For Self & As Constituted Attorney of Smt. Kusum Agarwal



LTI of Smt. Usha
Dini Gaudia By
the Peng.
Aditya 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 DOTH 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;

1. Shyama Devi Agarwal

12

2. Pawan Kumar Agarwal

3. Onkarmal Poddar

For Self & As Constituted Attorney
of Smt. Kusum Agarwal



Handwritten signature: H.T. of Smt. Jsha Devi Agarwal By the Perds - Aditya Agarwal

THE SCHEDULE ABOVE REFERRED TO:

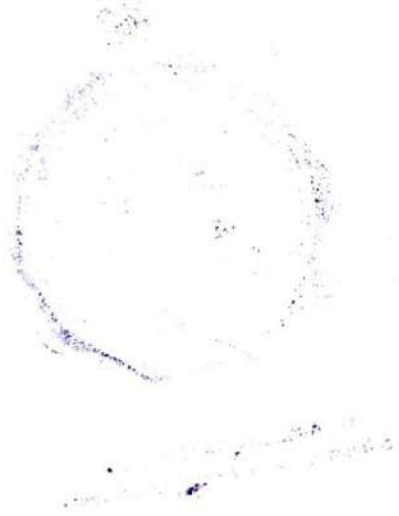
(Description of the said properties)

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.

Handwritten mark resembling the letter 'K'.



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,
H.O. & P.S. Siliguri,
Dist - Dajeling.

1. Ranjit Kumar Poddar

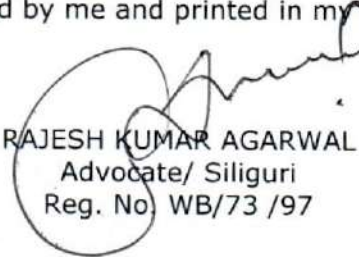
2. Jag Mohan Poddar
S/o - Sri Rohit Poddar
Vidyasagar Pally
Khalpara.
P.O & P.S. - Siliguri
Dist: Dajeling.

2. R. Poddar


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

4. 
VENDORS
LTI of Smt. Gita
Devi Garodike
By the Pen of
Aditya Agarwal.

Drafted by me and printed in my office,



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


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

SURAJ KUMAR PODDAR
ONKARMAI PODDAR

15/08/1955
 Permanent Account Number
AFHPP8469E


 Signature



भारत सरकार
050922006

✓ *Suraj Kumar Poddar*

इस कार्ड के साथ, पान पर व्यय भुगतान के लिए
 आयकर पान सेवा इकाई, एन.एस.सी.एल.
 प्रती लॉज, टॉप फ्लोर, कान्हा प्रिंस अपार्टमेंट
 एन.ए. रोड, साबर गेट, मुंबई - 400 013

If this card is lost / someone's card is stolen, please
 please inform return to:-
 Income Tax PAN Service Unit, NSDL,
 1st Floor, Times Tower,
 Kanhan Mills Compound,
 S.B. Marg, Lower Parel, Mumbai - 400 013.
 Tel: 91 22 492 4850 Fax: 91 22 492 4654
 e-mail: hotmail@nsdl.co.in



ভারত সরকার
Government of India



সুরজ কুমার পোদার
Suraj Kumar Poddar
পিতা : ওনকার মল পোদার
Father : Onkar Mal Poddar

জন্মতারিখ/DOB: 15/08/1955
পুরুষ / Male



2259 9162 1744

আধার - সাধারণ মানুষের অধিকার

Suraj Kumar Poddar



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: শ্রী রাম কলোনি সেবক রোড
শিলিগুড়ি, ওয়ার্ড নং
শিলিগুড়ি (পৌরসভা), শিলিগুড়ি
দার্জিলিং, পশ্চিম বঙ্গ,

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

2259 9162 1744

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFHPP8474R



नाम /NAME

RAJ KUMAR PODDAR

पिता का नाम /FATHER'S NAME

SRI ONKARMAL PODDAR

जन्म तिथि /DATE OF BIRTH

03-08-1957

हस्ताक्षर /SIGNATURE

R. Poddar

CB Jas

आयकर आयुक्त, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

✓ *R. Poddar*

यह कार्ड प्राधिकारी को सौंपित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रणति एवं तकनीकी),
पी-7,
धीरंगी बस्पायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার
Government of India



রাজ কুমার পোদার
RAJ KUMAR PODDAR
পিতা : ওনকার মল পোদার
Father : Onkar Mal Poddar

জন্মতারিখ/DOB: 03/08/1957
পুরুষ / Male



8956 4113 9323

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: শ্রী রাম কলোনি সেবক রোড
শিলিগুড়ি, তরকার নং
শিলিগুড়ি (শৌরসজা), শিলিগুড়ি
দার্জিলিং, পশ্চিম বঙ্গ.

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

8956 4113 9323

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
PAWAN KUMAR PODDAR
OMKAR MALL PODDAR
18/11/1955
 Permanent Account Number
AFHPP8470M

 Signature

भारत सरकार
GOVT OF INDIA


 04/07/2015

✓ P. Poddar

इस कार्ड में छानने / पाने पर कृपया सूचित करें / लोडर
 आयकर विभाग, इकाई एनएसडीएल
 5 वीं मंजिल, मनी स्ट्रीट, लोडर नं. 2, सर्वे नं. 997/8
 मीडल कॉलोनी, नर दीप बंगला चौक, पुणे
 पुणे - 411 016

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 5th floor, Manji Street,
 Plot No. 241, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/91285/29982

01/03/2014

To
Pawan Kumar Poddar
পবন কুমার পোদার
SRI RAM COLONY SEVOKE ROAD
SILIGURI
WARD NO 10
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001
9332632616



KL803380313FT

80338031



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 : অমকার মল পোদার
Father : Omkar Mall Poddar

জন্মতারিখ/DOB: 18/11/1955
পুরুষ / Male

4994 3404 1659



আধার - সাধারণ মানুষের অধিকার



Government of India



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.



ঠিকানা: শ্রী রাম কলোনী সেবক রোড
সিলিগুরি, ওয়ার্ড নং
সিলিগুরি (পৌরসভা), পিন কোড
দার্জিলিং, পশ্চিম বঙ্গ,

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

4994 3404 1659



1947
1800 300 1047



help@uidai.gov.in



www.uidai.gov.in

✓ P. Poddar

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADBP1212G

नाम / NAME
USHA DEVI GARODIA

पिता का नाम / FATHER'S NAME
ONKARMAL PODDAR

जन्म तिथि / DATE OF BIRTH
14-12-1959

हस्ताक्षर / SIGNATURE
उषा देवी

आयकर आयुक्त, प.नं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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.

✓

LSI & Sme:
Usha Devi Garodia
By the Pen of -
Aditya Agarwal.



Government of India



AADHAAR

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাৰতসৰ্কাৰ অই ডি / Enrollment No.: 2189/68547/43273

To

উষা দেবী গাৰ্ডিয়া

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

9332632616

270342017

36430475



MD364304759FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6002 5109 4653

আমার আধার, আমার পরিচয়



উষা দেবী গাৰ্ডিয়া

Usha Devi Garodia

জন্মতারিখ / DOB : 14/12/1959

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.
- 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.



আধার

ভাৰতসৰ্কাৰ অই ডি
Unique Identification Authority of India

ঠিকানা:

ওয়াই/ও: প্রভু দয়াল গাৰ্ডিয়া,
হাউস, নং 25, সেভক রোড,
এনআইসি 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, Siliguri, West Bengal,
734001

6002 5109 4653



1947



help@uidai.gov.in



www.uidai.gov.in



LTI & SMT: Usha Devi
Garodia By the Peace
Achiya Azawal.

आसकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUSUM AGARWAL
ONKARMAL AGARWAL

10/05/1963

Permanent Account Number
AGBPA4635J



Signature

✓

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHSU
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावे :
आसकर पैन सेवा यूनिट, UHSU
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

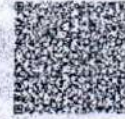
Kusum Agarwal.



ভারত সরকার
Government of India



কুমারী অগরওয়াল
Kusum Agarwal
জন্ম তারিখ/DOB: 10/05/1963
সঙ্গীতা/SEX: FEMALE



2126 2927 1401

VID: 9131 8897 4120 0382

আমার আধার, আমার পরিচয়

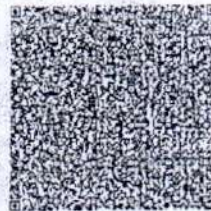
Kusum Agarwal.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ও.সি.ও. বিনয় কুমার অগরওয়াল, 11/3জি, ও.সি.
বালীগঞ্জ 2য় নং লেন, বালীগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address:
W/O: Binod Kumar Agarwal, 11/3j, OLD
BALLYGUNGE 2ND LANE, Ballygunge,
Kolkata,
West Bengal - 700019



QR Code with Photograph

2126 2927 1401

VID: 9131 8897 4120 0382



helpline: 11201



www.uidai.gov.in

Kusum Agarwal.

समाप्त कर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFB6241R

QR Code

नाम / Name
BISHWAKARMA REAL BUILD

विकास / पंजीकरण की तारीख
Date of Incorporation/Registration
14/06/2018



Bishwakarma Real Build
Chirag Agrawal
Partner



भारत सरकार



आधार

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
Jaipalguri
West Bengal - 734001
Mobile - 9749329160

Date: 13/10/2011

Ref. No : 00000323-00164596-00187972-



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

इस कार्ड के खोने / जाने पर कृपया सूचित करें
आयकर पैन सेवा इकाई, एन एस डी एन
तीसरी मंजिल, सफ़ायर चेंबर
बानेर टेलिफोन एक्चेंज के नजदीक
बानेर, पुना - 411045

*If this card is lost / someone's lost card is found
please inform / return to*

Income Tax PAN Services Unit, NSDI
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange
Baner, Pune - 411 045

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

आयकर विभाग
INCOME TAX DEPARTMENT

CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account Number

BCAPA6169H

Chirag Agarwal
Signature

Signature

भारत सरकार
GOVT. OF INDIA



3552012

Chirag Agarwal

FINGER IMPRESSION

THUMB

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Chirag Agarwal

Bishwakarma Real Build

Chirag Agarwal
Partner

SIGN. WITH DATE

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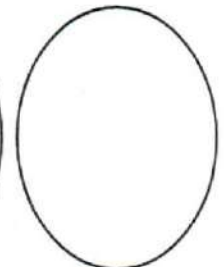
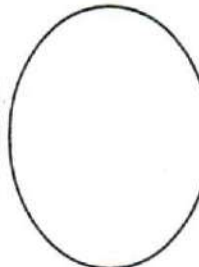
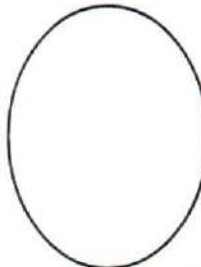
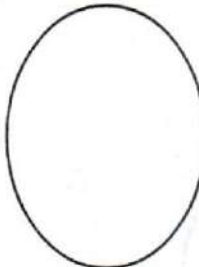
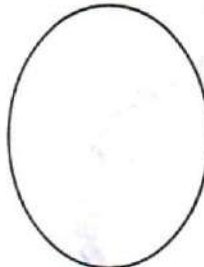
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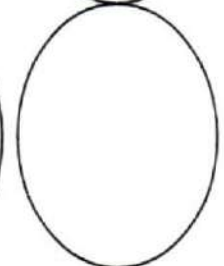
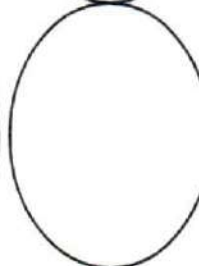
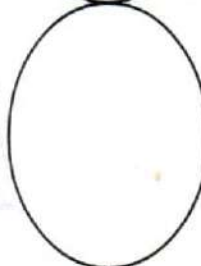
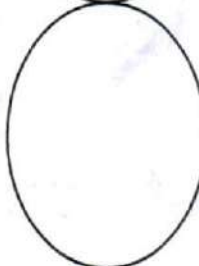


PHOTO
(sign across
the photo but
do not sign
over the
face)

5 2 26 2018

SIGN. WITH DATE

FINGER IMPRESSION

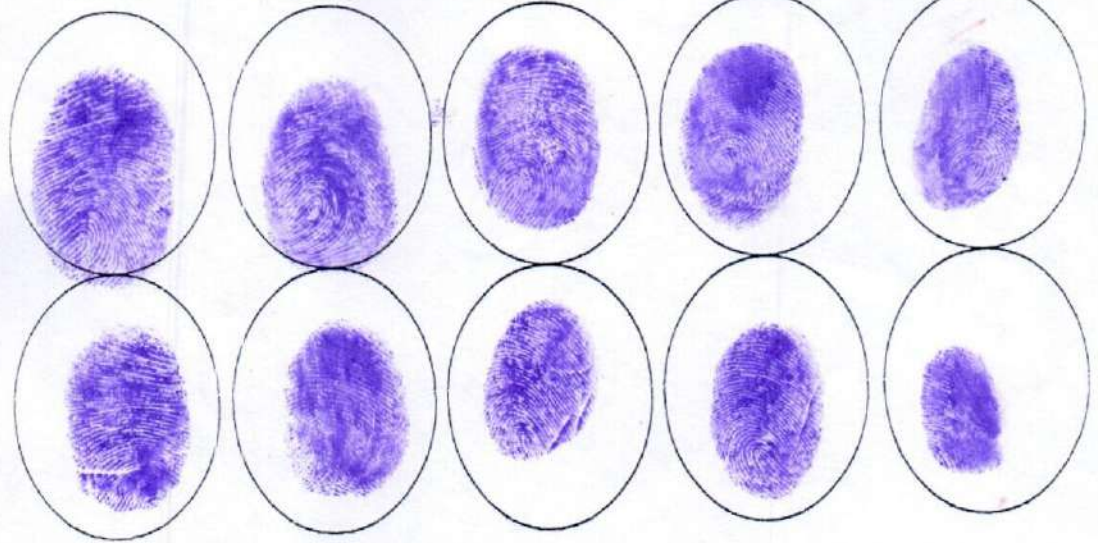
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✓ Anuj Kumar Podder
SIGN. WITH DATE

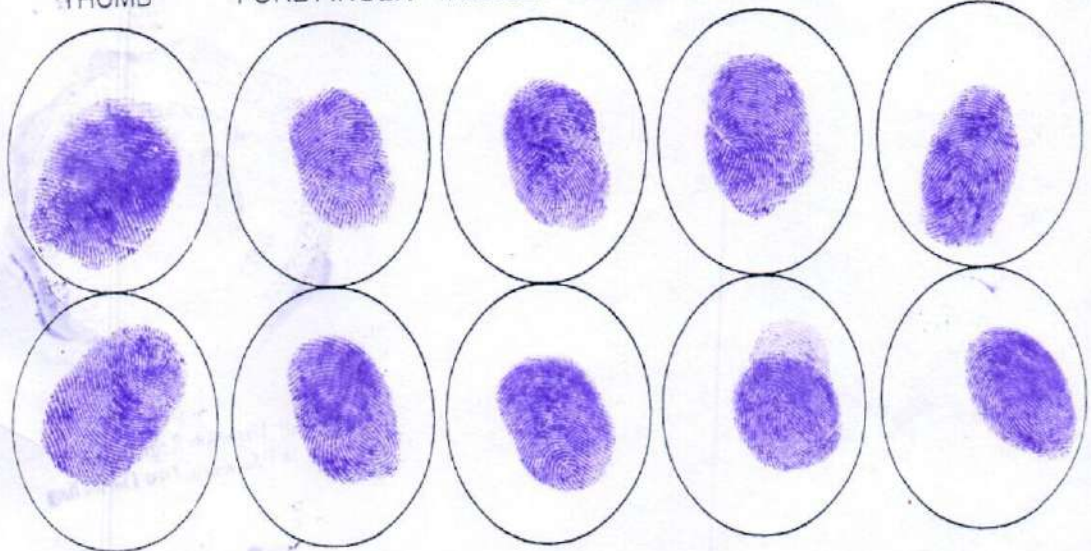
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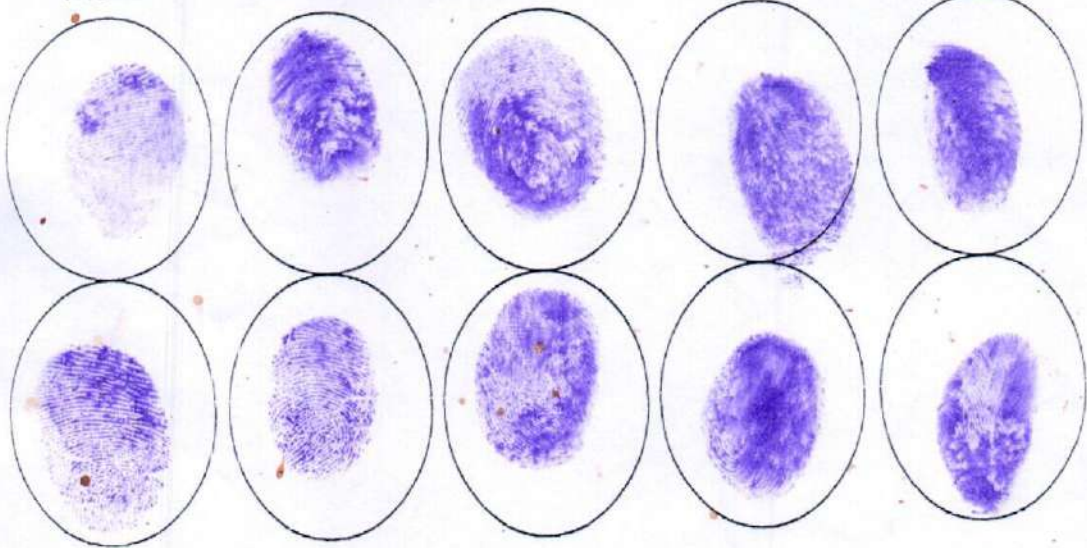


2 ✓ Anuj Kumar Podder

SIGN. WITH DATE

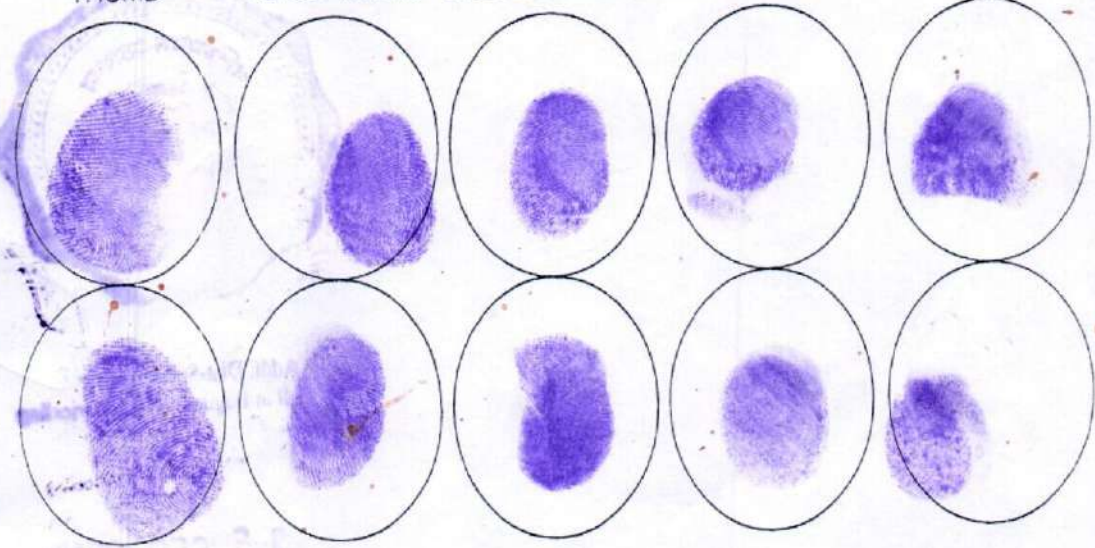
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



3/11 P. P. Bhoopar
SIGN. WITH DATE

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LTI of Ushadevi Carodis
by the her of
Aditya Agarwal.

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Pencil
4/11
SIGN. WITH Aditya Agarwal.





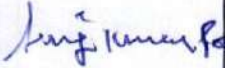






Government of West Bengal

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





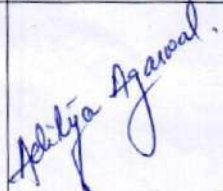
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

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

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

SI 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			LTI of USHA DEVI GARODIA By the Peng. 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/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,56,172/- (Article:23)	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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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 :

SI 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 পোদার, Gurdian:বৈজনাথ, Address:শিলিগুড়ি, Classification:রূপনী, Area:0.89 Acre,	
L2	LR Plot No:- 374(Corresponding RS Plot No:- 258), LR Khatian No:- 269	Owner:ওনকার পোদার, Gurdian:বৈজনাথ, Address:শিলিগুড়ি, Classification:রূপনী, Area:0.89 Acre,	

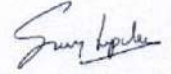
Endorsement For Deed Number : I - 040306296 / 2018

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

On 14-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 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)

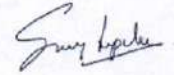
Execution is admitted on 25/09/2018 by 1. Shri SURAJ KUMAR PODDAR, Son of Late Onkarmal Poddar, Sriram Colony Sevoke Road, Ward No 10, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri RAJ KUMAR PODDAR, Alias RAJU 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.O: 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 Deed :- I-0403-06296/2018-27/09/2018

On 26-09-2018

Payment of Fees

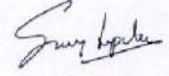
Certified that required Registration Fees payable for this document is Rs 1,59,362/- (A(1) = Rs 1,59,362/-) and Registration Fees paid by by online = Rs 1,59,362/-

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)

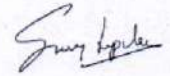
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

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

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.



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.)
