

8343

I 7785



539772
West-
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 416549

B 416549

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

[Signature]
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

13 AUG 2015

अशोक प्रसाद साह

Lebis Prasad Sah

Dalan Yadav

DEED OF CONVEYANCE



IN ON JUDICIAL STAMP

No. 3328 Date 23.8.14

Payee R. K. Nayak (P) Da

Payee Siliguri

Value Rs. 5000/- Five thousand only

Govt. Stamp Vendor
Bagdogra
Licn. NO- 546/HM
U / U Larijeeling



Agarwalan Poddar
SPO - Rohit Poddar
Wedgessagar Pally
P.O.S.P.S - Siliguri
Dist - Darjeeling.

Address: Siliguri
P.O. No. 11, at Bagdogra, Dist. Darjeeling

93 AUG 2015

312113, YHIG 21E

Lekha Prasad Sah
D. K. Roy

Land measuring	: 0.17 Acre
Set forth Value	: Rs.21,25,000/-
Pargana	: Patharghata
Mouza	: Panchnai
Khatian No.	: 359(L.R.)
R.S. Plot No.	: 424
L.R. Plot No.	: 375
J.L. No.	: 27
Police Station	: Matigara (now Pradhan Nagar)
District	: Darjeeling

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS

THE 29th DAY OF JULY, TWO THOUSAND FIFTEEN

-: B E T W E E N : -

B.R.REAL ESTATE PVT. LTD. a private limited company incorporated under the Companies Act 1956, bearing its corporate identity No.U70101WB2007PTC117799 2007-2008 dated 13.08.2007, having its registered office near at D.D.T.S. Petrol Pump, 2nd Mile, Sevoke Road, Siliguri, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by one of its Director **SRI SUNIL KUMAR AGARWAL**, son of Late Bhimraj Agarwala, resident of Punjabi para, P.O. Sevoke Road, P.S. Siliguri, Dist. Darjeeling - hereinafter called the "**PURCHASER/FIRST PARTY**" (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors in office, executors, administrators, legal representatives and assigns) of the **FIRST PART**. [PAN No: AADCB2220K]

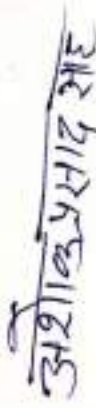

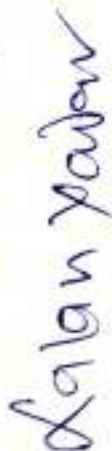
A N D





[Handwritten Signature]
Acting Sub Registrar

Sub Registrar of Engineering, Haripur, Punjab

(1) SRI ASHOK PRASAD SAH, & (2) SRI LALJI PRASAD SAH, both of them are sons of Late Surjyanath Prasad Sah, Nationality by Indian, Hindu by religion, Business by occupation, residing at Salbari, P.O. Sukna, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal- hereinafter collectively called the "VENDORS/SECOND PARTY" (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, legal representatives, administrators and assigns) of the SECOND PART.

[PAN No: AVQPP4940D]; [PAN No: BASPP1866J]

A N D

SRI LALAN YADAV @ LALAN GOWALA, Son of Bholu Yadav @ Bholu Gowala, Hindu by faith, Indian by nationality, Business by occupation, permanent resident of Mathibari, Salbari Hat, P.O.Sukna, P.S. Matigara (now Pradhan Nagar), District Darjeeling, in the State of West Bengal - hereinafter called the "CONFIRMING PARTY/THIRD PARTY" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the THIRD PART.

WHEREAS one Sri Surjyanath Prasad Sah (since deceased), S/o Late Haridwar Sah, i.e. the father of the Vendors/Second Party of these presents acquired the absolute ownership of all that 0.67 Acre of land comprising L.R. Plot No.367 (area measuring 0.15 Acre) & **L.R. Plot No.375** (area measuring 0.52





ADD. Dir. (S&R)
301/1, New Friends Circle, Delhi

13 AUG 2015

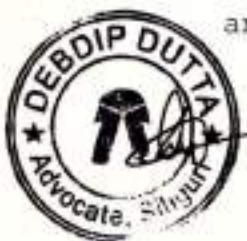
अशोक प्रसाद साह

Lalji Prasad Sah

Dalanyan

Acre), recorded in R.S. Khatian No.2/1 corresponding to L.R. Khatian No.125, within Mouza Panchnai, Pargana Patharghata, J.L. No.27, under P.S. Matigara (presently Pradhan Nagar), Dist. Darjeeling by virtue of a registered Deed of Sale executed in his favour by the erstwhile owner in possession of the land one SRI JATNURAM SAHA, S/o Late Sumaru Saha and the said document was executed and registered at the office of the A.D.S.R.Siliguri-II at Bagdogra being document No. **I-2601 for the year 2003**. And by dint of aforesaid purchase said Sri Surjyanath Prasad Sah (since deceased) became the sole and absolute owner in actual and physical possession of all that said 0.67 Acre of land with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever. Further after purchasing the said land said Sri Surjyanath Prasad Sah (since deceased) had also duly mutated and recorded his name at the office of the B.L. & L.R.O. Matigara, and accordingly a new L.R. Khatian being No.359 was opened in his name by the said office.

AND WHEREAS being the absolute owner in possession of the said land said Surjyanath Prasad Sah died intestate leaving behind him his two sons namely SRI ASHOK PRASAD SAH & SRI LALJI PRASAD SAH, i.e. the Vendors/Second Party hereof of these presents as his sole legal heirs and successors and as per the provisions of Hindu Succession Act, 1956 the above named SRI ASHOK PRASAD SAH & SRI LALJI PRASAD SAH jointly inherited the aforesaid landed property in equal proportion and as such became the absolute co-owners of the land with






Signature of the Director, Health Services

13 AUG 2015

5
श्री 1/32 यशोधर साह
Lebie Pradsah

Kalanxuban

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

AND WHEREAS the Vendors/Second Party hereof now being in need of money for raising funds and also for some of their other developmental plans have decided to sell and have also offered for sale their 0.17 Acre of land out of aforesaid 0.67 Acre of land as fully and particularly described in the schedule below free from all encumbrances and charges whatsoever.

AND WHEREAS it is pertinent to be mentioned here that since long time the Confirming Party/Third Party of these presents used to look after and manage the affairs of the said land under the erstwhile owner in possession of the land said Sri Jatnaram Saha, S/o Late Sumaru Saha and he was even physically present when the said land was transferred by said Sri Jatnaram Saha in favour of said Sri Surjyanath Prasad Sah (since deceased) in the year 2003 and the Confirming Party/Third Party hereby expressly confirm the right, title, interest and possession of the Vendors/Second Party with respect to their all that said entire 0.67 Acre of land which had been purchased by their deceased father as mentioned above and the Confirming Party/Third Party hereof has also given his full consent in the present transfer of land in favour of the Purchaser/First Party through this present indenture by becoming a Party of it.






A. B. D. S. S. S. S. S. S. S. S. S. S.
Signature of the Author

312/103, YH17, 2HE

Laljee Prasad Sahu

Kalan Pandey

AND WHEREAS the Purchaser hereof was in search of a plot of land for its own purpose and relying on the statements of the Vendors as mentioned above has agreed to purchase the said land measuring 0.17 Acre (ZERO POINT ONE SEVEN ACRE) as fully described in the schedule below and offered a price of the sum of Rs.21,25,000/- (Rupees Twenty One Lacs Twenty Five Thousand) only for the said 0.17 Acre of land as mentioned in the schedule below free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their below scheduled land to the Purchaser hereof at or for the said price of the sum of Rs.21,25,000/- (Rupees Twenty One Lacs Twenty Five Thousand) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that pursuance to the aforesaid acceptance and also in consideration of the said sum of Rs.21,25,000/- (Rupees Twenty One Lacs Twenty Five Thousand) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof), the Vendors do hereby grant, convey, assign, transfer unto the purchaser the said vacant land hereby sole described in the schedule below and make over possession thereof to the purchaser together with all right, title, interest liberties,





[Signature]
Registrar of Societies & Associations
Bangalore

73 AUG 2015

3191103-52114211E
 Kuber Prasad Sah
 Kalyan Prasad

easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendors or any person claiming under them, subject to the payment of rent etc. payable to the superior landlord - the State of West Bengal.

THE VENDORS do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the purchaser.

THE VENDORS do hereby further declare that the entire land forming subject matter of the present conveyance was in actual and khas possession of the Vendors at the date of these presents and the Vendors do hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation



श्री 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Lubje Prasad Sah

Arun Kumar

or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the no suit, appeal or any other legal proceeding or litigation concerning the below scheduled property or any part thereof has been or is pending or filed at any time heretofore before any court of law within the knowledge of the Vendors and further there is no impediment or restriction under any law for the time being in force the Vendors selling, conveying and transferring the property as described in the schedule below.

THE VENDORS do hereby declare 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 predecessor-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 property.

THE VENDORS do hereby also declare that no portion of the said properties has ever been 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 property and further there is no such any case pending under such Acts and statutes in respect of the below scheduled land. It is also expressly declared that no declaration/notification has been made or published for acquisition or requisition of the





Aditi Chandra Reddy
Signature

13 AUG 2015

312/103-2/HIG-2/E

Kebir Prasad Sah

Ka ban yudan

said properties or any portion thereof under the provisions of Land Acquisition Act or any other Act for the time being in force and that the said property or any part thereof are not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

THE VENDORS covenants that all rent, and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed has been accordingly observed and performed and in default or contravention the Vendors shall always be liable for payment of all arrears of rates, taxes, khajna, 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 up to 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 Vendors 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 of payment thereof.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as





ADD: [Signature]
Sd/- [Signature]

13 AUG 2015

375/1/3, पन्चनै, साह
 Subje Prasad Sah
 Kalyan Prasad

fully mentioned in the schedule below as his own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other person or persons whomsoever claiming through or under them.

THE VENDORS do hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of vacant land measuring **0.17 Acre** out of total 0.67 Acre of land, classified as Rupni land and proposed to be used by company, appertaining to and forming part of L.R. Plot No.375 corresponding to R.S. Plot No.424, recorded in L.R. Khatian No.359 corresponding to R.S.Khatian No.2/1, in Mouza Panchnai, Pargana Patharghata, J.L. No.27, within Gram Panchayat area, P.S. Matigara (now Pradhan Nagar), Dist. Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : Land of Omkarmal Poddar;
 By South : Land of Vendors now sold to this Purchaser and land of Subhas Sah;
 By East : Land of Vendors now sold to this Purchaser;
 By West : Land of Gita Sah @ Gita Prasad Sah & Munni Sah @ Moni Prasad Sah now sold to this Purchaser.





13 AUG 2015

The set forth value of the aforesaid land is Rs. 21,25,000/- (Rupees Twenty One Lacs Twenty Five Thousand) only.

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

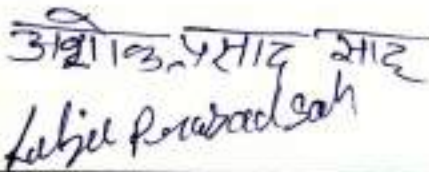
The land measuring 0.17 Acre hereby sold is more particularly shown in the site plan marked with red border is annexed herewith forming a part of these presents.

IN WITNESSES WHEREOF THE VENDORS & CONFIRMING PARTY TO THIS Deed of Conveyance put their respective hands and signatures on these the presents on the day, month & year first above written.

WITNESSES:

- 1) Jagmohan Lodder
S/o- Rohit Lodder
Vidyasagar Bally
P.O. PS- Siliguri
Dist- Darjeeling

- 2) Dimash Prasad Singh
S/o Basdeo Singh
with Parvathi Nayak
PO Saveli Road
PS. Bhudra Nayak
Dist Jalpaiguri


Signature of the Vendors


Signature of the Confirming Party

Drafted as per the instructions of the parties and explained the contents to the parties and printed in my office.


Debdip Dutta

[DEBDIP DUTTA]

Advocate, Siliguri
Enrol. No. WB/762/ 2003



Adm. Div. - B. Ex. Div.
Siligudi, Bangalore
13 AUG 2015

13 AUG 2015

MEMO OF RECEIPT

Received a sum of Rs. 21,25,000/- (Rupees Twenty One Lacs Twenty Five Thousand) only from the above named Purchaser/s by Cash/Cheque/Draft as mentioned below on account of property conveyed herein.

अशोक प्रसाद साह

Ashok Prasad Sah

Signature of the Vendors



Advt. Dist. Secy Registrar
Siliguri W. Bengal. Dist. Registrar

31.12.2023

FINGER PRINTS OF KALAN YADAV



Kalan Yadav

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

Kalan Yadav

Kalan Yadav
SIGNATURE

FINGER PRINTS OF _____

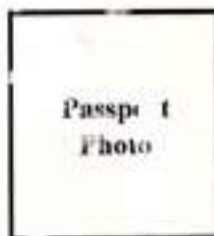


Passport Photo

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

SIGNATURE

FINGER PRINTS OF _____



Passport Photo

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

Lubee Prasad Sah

Lubee Prasad Sah
SIGNATURE



ADD: [illegible]
[illegible]

13 AUG 2019

FINGER PRINTS OF Soni Kumar Agarwal



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

Soni Kumar Agarwal

Soni Kumar Agarwal
SIGNATURE

FINGER PRINTS OF Ashok Prasad Sati



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

अशोक प्रसाद साठी

अशोक प्रसाद साठी

अशोक प्रसाद साठी
SIGNATURE

FINGER PRINTS OF Laljee Prasad Sati



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

Laljee Prasad Sati

Laljee Prasad Sati

Laljee Prasad Sati
SIGNATURE



13 AUG 2015




[Handwritten signature]



Ad. Dir. Sub Region
Siligudi, Bangalore Dist. Division
13 AUG 2019

वर्ग संका संका / PERMANENT ACCOUNT NUMBER
ACCPA8147N



नाम NAME
SUNIL KUMAR AGARWAL

पिता का नाम FATHER'S NAME
BHIMRAJ AGARWALA

जन्म तिथि DATE OF BIRTH
08-03-1978

हस्ताक्षर SIGNATURE
Sunil Kumar Agarwal

B. Das
कमिश्नर ऑफिस, १४.११
COMMISSIONER OF INCOME-TAX, W.S.-१

Sunil Kumar Agarwal



ADD. Dist. Sub Registrar
Siliguri, West Bengal, India. Telephone
13 AUG 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK PRASAD
SURYA NATH PRASAD
11/12/1970

Permanent Account Number

AVQPP4940D

अशोक प्रसाद
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTSL
Dist No. 3, Sector 11, CBD, New Delhi
New Mumbai - 400 414
इस कार्ड के खोने / मिलने पर कृपया सूचित करें/ लौटाएं।
आयकर सेवा केंद्र, UTTSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. नई दिल्ली
नवी मुंबई - 400 414

अशोक प्रसाद साह



Advt. No. 28/2014
Subject: Post Graduate Studies

13 AUG 2015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LALJI PRASAD
 SURYA PRASAD
 25/01/1969

Passport and Aarpan Number
BASPP1866J

Lalji Prasad
 Signature





In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIDBI,
Plot No. 3, Sector 13, CBD Delhi,
New Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचना दें/सेवा
 आयकर सेवा सेवा केंद्र, यू.टी.डी.बी.
 प्लॉट नं. 3, सेक्टर 13, सी.बी.डी. दिल्ली,
 नई मुंबई - 400 614

Kabir Prasad Sah



ADD: Council on Education
Signs of 13 AUG 2015



ELECTION COMMISSION OF INDIA

आजकार निर्वाचन कमिशन

IDENTITY CARD

परीचय कार्ड

991/04/025/0339241



Elector's Name : Yadav Lalan

निर्वाचक नाम : यदव लालन

Father/Mother/
Husband's Name : Bholu

पिता/माता/समीत नाम : भोला

Sex : Male

लिंग : पुरुष

Age as on 01.01.93 26

०१.०१.९३ - अ वयस : २६

Yadav Lalan



भारतीय निर्वाचन आयोग
भारत

Address :
 Shalbari Hat
 Matigara
 Darjeeling

ঠিকানা
 শালবারী হাট
 মটিগারা
 দার্জিলিং

[Signature]

Electoral Registration Officer
 নির্বাচক-নিয়ন্ত্রক অফিসার
 For Siliguri Assembly Constituency
 দিল্লিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri
 স্থান : দিল্লিগুড়ি
 Date : 13.03.95
 তারিখ : ১০.০০.৯৫



Addl. Dist-Sub Registrar
 Siliguri II - at Darjeeling, Dist. Darjeeling

13 AUG 2015

NAME OF THE PURCHASER. :-

B. R. REAL ESTATE PVT. LTD.
REGD. OFFICE AT D.D.T.S. PETROL PUMP,
2 ND MILE, SEVOKE ROAD, SILIGURI,
P.S. BHAKTINAGAR, DIST. JALPAIGURI.
REPRESENTED BY ITS DIRECTOR. :-
SRI SUNIL KUMAR AGARWAL.
S/O. LATE BHIMRAJ AGARWAL.



NAME OF THE VENDORS. :-

1) SRI ASHOK PRASAD SAH.
2) SRI LALJI PRASAD SAH.
BOTH S/O. SURJYANATH PRASAD SAH.
SALBARI, P.O. SUKNA,
P.S. PRADHANNAGAR,
DIST. DARJEELING.

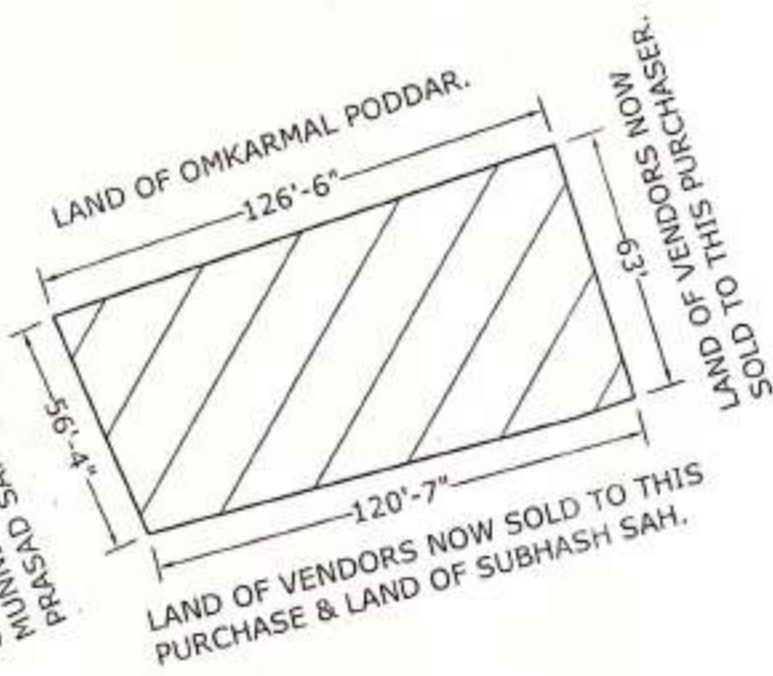
LAND SCHEDULE. :-

MOUZA. :- PANCHANAI.
J. L. NO. :- 27
SHEET NO. :- 2
P.S. :- MATIGARA.
DIST. :- DARJEELING

PART TRACE MAP OF MOUZA PANCHANAI, J. L. NO. 27, SHEET NO. 2,
P.S. MATIGARA, DIST. DARJEELING, SCALE :- 16" = 1 MILE,
PROPOSED PLOT SHOWN.

TOTAL AREA. :- 0.170 ACRES.

AREA STATEMENT. :-				
KHATIAN NO.		PLOT NO.		AREA IN
R.S.	L.R.	R.S.	L.R.	ACRES
2/ 1	359	424	375	0.170
TOTAL AREA. :-				0.170



Subhash Prasad Sah
Subhash Prasad Sah

SIGNATURE OF THE VENDORS.
DRAWN BY. :- *M. Acharya*
M. Acharya
Surveyor
(Regd. No. 15414/11)
Subhaspally, Siliguri

SITE PLAN.
SCALE. :- 1" = 45'-0"
PROPOSED PLOT SHOWN.



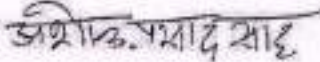


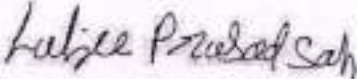


Adm. 
13 AUG 2015

13 AUG 2015

Seller, Buyer and Property Details



A. Seller & Buyer Details

Seller Details				
SL No.	Name, Address, Photo, Finger print and Signature			
1	<p>Mr Ashok Prasad Sah Son of Late Surjyanath Prasad Sah Salbari, P.O:- Sukna, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVQPP4940D, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office</p>	 8/13/2015 12:18:08 PM hrs	 LTI 8/13/2015 12:24:56 PM hrs	 8/13/2015 12:25:24 PM hrs
2	<p>Mr Lalji Prasad Sah Son of Late Surjyanath Prasad Sah Salbari, P.O:- Sukna, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BASPP1866J, Status : Self Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office</p>	 8/13/2015 12:19:02 PM hrs	 LTI 8/13/2015 12:26:23 PM hrs	 8/13/2015 12:26:42 PM hrs





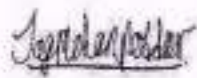
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
3	<p>Mr Lalan Yadav (Alias: Mr Lalan Gowala) Son of Mr Bholu Yadav Mathibari, Salbari Hat, P.O:- Sukna, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Confirming Party Date of Execution : 13/08/2015 Date of Admission : 13/08/2015 Place of Admission of Execution : Office</p>	 8/13/2015 12:18:31 PM hrs	 LTI 8/13/2015 12:25:58 PM hrs
<p align="center"><i>Lalan Yadav</i></p> <p align="center">8/13/2015 12:26:07 PM hrs</p>			



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	B.R. Real Estate Pvt Ltd 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 PAN No. AADCB2220K, Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Jagmohan Poddar Son of Mr Rohit Poddar Vidyasagar Pally, Khalpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Ashok Prasad Sah, Mr Lalji Prasad Sah, Mr Lalan Yadav	 8/13/2015 12:27:04 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani	RS Plot No:- 424 , RS Khatian No:- 359	0.17 Acre	21,25,000/-	21,25,000/-	Proposed Use: To Be Use By Company, ROR: Rupni, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Ashok Prasad Sah	B.R. Real Estate Pvt Ltd	8.5	50
	Mr Lalji Prasad Sah	B.R. Real Estate Pvt Ltd	8.5	50



D: Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Debdip Dutta
Address	Nazrul Sarani, Ashrampara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001
Applicant's Status	Advocate





Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040307785 / 2015

Query No/Year	04030000539742/2015	Serial no/Year	0403008343 / 2015
Deed No/Year	I - 040307785 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Ashok Prasad Sah	Presented At	Office
Date of Execution	13-08-2015	Date of Presentation	13-08-2015

Remarks

On 13/08/2015

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.

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

Presented for registration at 11:31 hrs on : 13/08/2015, at the Office of the A.D.S.R. BAGDOGRA by Mr Ashok Prasad Sah , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,25,000/-

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

Execution is admitted on 13/08/2015 by

Mr Ashok Prasad Sah, Son of Late Surjyanath Prasad Sah, Salbari, P.O: Sukna, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734009, By caste Hindu, By Profession Business
Indetified by Mr Jagmohan Poddar, Son of Mr Rohit Poddar, Vidyasagar Pally, Khalpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Service

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

Execution is admitted on 13/08/2015 by

Mr Lalji Prasad Sah, Son of Late Surjyanath Prasad Sah, Salbari, P.O: Sukna, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734009, By caste Hindu, By Profession Business
Indetified by Mr Jagmohan Poddar, Son of Mr Rohit Poddar, Vidyasagar Pally, Khalpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Service

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

Execution is admitted on 13/08/2015 by

Mr Lalan Yadav, Alias Mr Lalan Gowala, Son of Mr Bholu Yadav, Mathibari, Salbari Hat, P.O: Sukna, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734009, By caste Hindu, By Profession Business
Indetified by Mr Jagmohan Poddar, Son of Mr Rohit Poddar, Vidyasagar Pally, Khalpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By



Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,364/- (A(1) = Rs 23,364/-) and Registration Fees paid by Cash Rs 23,364/-

Payment of Stamp Duty

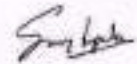
Certified that required Stamp Duty payable for this document is Rs. 1,06,250/- and Stamp Duty paid by Draft Rs 1,01,300/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 3328, Purchased on 23/06/2015, Vendor named T Roy.

Description of Draft

1. Rs 3,300/- is paid, by the Draft(other) No: 059311000427, Date: 29/07/2015, Bank: STATE BANK OF INDIA (SBI), EKTIASAL.
2. Rs 49,000/- is paid, by the Draft(other) No: 059233000427, Date: 25/07/2015, Bank: STATE BANK OF INDIA (SBI), EKTIASAL.
3. Rs 49,000/- is paid, by the Draft(other) No: 059234000427, Date: 25/07/2015, Bank: STATE BANK OF INDIA (SBI), EKTIASAL.



(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 0403-2015, Page from 27901 to 27928

being No 040307785 for the year 2015.



Digitally signed by SURAJ LEPCHA
Date: 2015.09.03 13:29:44 +05:30
Reason: Digital Signing of Deed.



(Suraj Lepcha) 03/09/2015 13:29:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

