

4917/19

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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

E 459851 E 459851

13/07/2019
 05:30 P.M.
 M.V. No 1073526/2019
 1,95,00,000/-

certified that the Document is admitted
 registration and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document

Adtl. District Sub-Registrar
 Bakti Nagar, Jalpaiguri

15 JUL 2019

Bela Swika.
 Koushlya Mukherjee.
 Usmita Agarwala

PLATINUM HEIGHTS
 Partner

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 13TH DAY OF

July 2019.



Visit Commission Case No. 1179/19

000 SL. NO. 14693 Date 5.7.2019
PURCHASER Platinum Heights
Full Address Station Feeder Road, Siligudi
Total Value 5000/-
Stamp Purchased from JPG Treasury-1



Bela Sruka



2348

^{TPS}
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri

Bela Sruka



2349

Koushlya Makharia



2350



Urmila Agarwala



2351

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

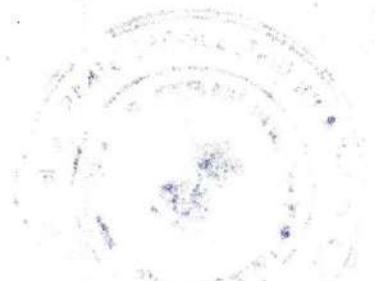
PLATINUM HEIGHTS

Korinal Ag

Partner

13 JUL 2019

Law Mr. Agamwal
Son of Late Nemchand Agamella
Nashin Sen Road, Siligudi
P.O. & P.S - Siligudi



Bela Surala.
Koushika Mahanta.
Urnika Agarwala

PLATINUM HEIGHTS

Mrinal Agarwal
Partner

: 2 :

Area : 3/10th share in the land measuring 0.73 Acres

Plot Nos. : 47, 48, 85 and 86 (R.S.)
333, 334 and 545, (L.R.)

Khatian Nos. : 845/1, 845/3, 845/5, 845/7, 282/1
and 285/1(R.S.)
619, 620, 621, 622, 623, 624 and 625 (L.R.)

Mouza : Dabgram ✓

J.L. No. : 2

Sheet No. : 5 (R.S.)
5 (L.R.)

P.S. : Bhaktinagar

District : Jalpaiguri

Consideration : Rs.1,95,00,000.00

BETWEEN

PLATINUM HEIGHTS, a Partnership Firm, having its office at Platinum Square, Station Feeder Road, Siliguri, P.O.- Siliguri Bazar, P.S.- Siliguri, District- Darjeeling, PIN-734005, in the State of West Bengal, represented by its **Partner- SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Indian by Nationality; Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN- 734005, in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**ONE PART**". (I.T. PAN- AAWFP9043L).

Bela Sureka.
Koushlya Makharia,
Urmila Agarwala

: 3 :

PLATINUM HEIGHTS

Urmila Agarwala, Partner

AND

1. **SMT. BELA SUREKA**, wife of Mukesh Kumar Sureka and daughter of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Flat No.2D, Block-1, Avani Oxford, 136, Jessore Road, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, District- North 24 Parganas, PIN-700055, in the State of West Bengal (I.T. PAN-AMAPS0867P),

2. **SMT. KOUSHLYA MAKHARIA**, wife of Anand Kumar Makharia and daughter of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at 36/2B, Ramkrishna Samadhi Road, Kolkata, P.O.- Kankurgachi, P.S.- Phulbagan, District- Kolkata, PIN-700054, in the State of West Bengal (I.T. PAN-AVRPM7578H),

3. **SMT. URMILA AGARWALA**, wife of Shailendra Agarwala and daughter of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Cinema Hall Road, Dhulian, P.O.- Dhulian, P.S.- Samserganj, District- Murshidabad, PIN-742202, in the State of West Bengal (I.T. PAN-BCNPA8753Q),

hereinafter called the " **VENDORS** " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " **OTHER PART** ".

62

4: Bela S Wreka.
Koushlya Makhawa
Ummila Agarwala

PLATINUM HEIGHTS HTS

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Partner

I. A) WHEREAS Sri Kharganath Singh Das, Sri Dabru Singh Das, Sri Dharma Narayan Singh Das, Sri Khagendra Narayan Sing Das, all sons of Late Kamala Kanta Singh Das, Smt. Kundeshwari Barmani, wife of Sri Santa Singh and Smt. Manbhawati Debi Agarwalla, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 3.50 Acres, forming part of R.S. Plot Nos.47, 48, 85 and 86, recorded in R.S. Khatian Nos. 845/3, 845/5, 845/7, 845/1, 282/1, and 285/1, situated within Mouza - Dabgram, J.L. No.2, R.S. Sheet No. 5, P.S.-Bhaktinagar, District-Jalpaiguri, unto and in favour of Smt. Santi Debi alias Shanti Debi Agarwalla, wife of Sri Ram Kumar Agarwalla, by virtue of six separate Sale Deeds, i) Dated 27-02-1963, being Document No.1502 for the year 1963, entered in Book-I, Volume No.26, Pages 58 to 62, ii) Dated 27-02-1963, being Document No.1503 for the year 1963, entered in Book-I, Volume No.20, Pages 249 to 254, iii) Dated 27-02-1963, being Document No.1504 for the year 1963, entered in Book-I, Volume No.26, Pages 63 to 67, iv) Dated 27-02-1963, being Document No.1505 for the year 1963, entered in Book-I, Volume No.25, Pages 96 to 100, v) Dated 25-05-1963, being Document No.4447 for the year 1963, entered in Book-I, Volume No.43, Pages 272 to 274, all the Deeds registered in the Office of the District Sub-Registrar, Jalpaiguri and vi) Dated 03-05-1972, registered in the Office of the Registrar of Assurances, Calcutta.

B) AND WHEREAS abovenamed Smt. Santi Debi alias Shanti Debi Agarwalla, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.875 Acres, out of the aforesaid land, unto and in favour of Smt. Narmada Debi Agarwalla, wife of Nemchand Agarwalla alias Nemichand Agarwal, by virtue of Sale Deed, Dated 04-05-1972, being Document No.2234 for the year 1972, entered in Book-I, Volume No.88, Pages 286 to 294, registered in the Office of the Registrar of Assurances, Calcutta.

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5: Bela Sureka
Koushlya Makharia
Urmila Agarwala

PLATINUM HEIGHTS

Mohit Singh
Partner

C) AND WHEREAS abovenamed Narmada Devi Agarwalla and her husband- Nemchand Agarwalla alias Nemichand Agarwal, died intestate leaving behind their sons-Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal and Sri Kush Kumar Agarwala and daughters- Smt. Bela Sureka, wife of Mukesh Kumar Sureka, Smt. Koushlya Makharia, wife of Anand Kumar Makharia and Smt. Urmila Agarwala, wife of Shailendra Agarwala, as their only legal heirs to inherit the aforesaid land measuring 0.875 Acres.

II. AND WHEREAS by way of inheritance abovenamed Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal, Sri Kush Kumar Agarwala, Smt. Bela Sureka, Smt. Koushlya Makharia and Smt. Urmila Agarwala, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.875 Acres.

III. AND WHEREAS all that land measuring 0.0475 Acres out of the aforesaid land measuring 0.875 Acres stands embedded in road and as such abovenamed Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal, Sri Kush Kumar Agarwala, Smt. Bela Sureka, Smt. Koushlya Makharia and Smt. Urmila Agarwala became the sole, absolute and exclusive owners of all that land measuring 0.83 Acres, each having undivided 1/10th share in it, having permanent, heritable and transferable right, title and interest therein.

5:

ॐ Bela Sureka.
Koushlya Makharia.
Urmila Agarwala

PLATINUM HEIGHTS

Urmila Agarwala, Partner

IV. AND WHEREAS the aforesaid land measuring 0.83 Acres was recorded in the record of rights, in the name of Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal and Sri Kush Kumar Agarwala in L.R. Khatian Nos.619, 620, 621, 622, 623, 624 and 625, respectively, comprising of L.R. Plot Nos.333, 334 and 545, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.5 corresponding to L.R. Sheet No.5, P.S. - Bhaktinagar, under Siliguri Municipal Corporation Area, District - Jalpaiguri.

V. AND WHEREAS all that 3/10th share of **SMT. BELA SUREKA**, wife of Mukesh Kumar Sureka, **SMT. KOUSHLYA MAKHARIA**, wife of Anand Kumar Makharia and **SMT. URMILA AGARWALA**, wife of Shailendra Agarwala (The Vendors of these presents) in all that aforesaid land measuring 0.83 Acres stands proportionately recorded in the abovementioned L.R. Khatian Nos.619, 620, 621, 622, 623, 624 and 625.

VI. AND WHEREAS **SMT. BELA SUREKA**, wife of Mukesh Kumar Sureka, **SMT. KOUSHLYA MAKHARIA**, wife of Anand Kumar Makharia and **SMT. URMILA AGARWALA**, wife of Shailendra Agarwala (The Vendors of these presents), have now firmly and finally decided to sell and have offered for sale to the Purchaser all that 3/10th share in all that piece or parcel of land measuring 0.73 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only.

Co.

:- Bela Suruka,
Koushika Mukherjee,
Urmila Agastwala

PLATINUM HEIGHTS

Manish Ag
Partner

VII. AND WHEREAS the Purchaser being in need of a suitable property and finding the Scheduled Land in close vicinity to the locality where it intends to purchase a property, and considering the price so offered by the Vendors as fair, reasonable and highest has agreed to purchase from the Vendors the Scheduled Land for a consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only paid by the Purchaser to the Vendors, by Cheque/RTGS, the receipt of which is acknowledged by the Vendors by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled land and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

6/11

: 8 :
Bela Sunka.
Koushika Makhanra.
Urmila Agarwala

PLATINUM HEIGHTS

Mahesh Chandra Parshar

That the Vendors further covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the Scheduled Land or any part thereof in future, the Vendors shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendors shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

That the Vendors further covenant that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant 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 or any of their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

That the Vendors further covenant to handover in favour of the Purchaser the uninterrupted, peaceful and vacant possession of the Scheduled Land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That the Vendors declare that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

6.

Bela Suruka.
Koushlya Harkhara
Urmila Agarwala

PLATINUM HEIGHTS

Abhinav Chandra Partner

: 9 :

That the Vendors further declare that there is no suit or litigation filed by or pending against the Vendors in any Court of Law concerning the Scheduled Land or any part thereof.

That the Vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled land conveyed at the cost of the Purchaser.

SCHEDULE

- 1) All that undivided 3/10th share in all that piece or parcel of vacant land measuring 0.58 Acres, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.5 corresponding to L.R. Sheet No.5, P.S. - Bhaktinagar, Ward No.42 of Siliguri Municipal Corporation Area, District - Jalpaiguri.

L.R. Khatian No.	R.S. Khatian No.	R.S. Plot No.	L.R. Plot No.	Total Area of Land	3/10 th share transferred measures
619, 620, 621, 622, 623, 624 and 625.	845/1, 845/3, 845/5 and 845/7	47	333	0.02 Acres	0.006 Acres
	282/1	48	334	0.04 Acres	0.012 Acres
	285/1	85	545	0.16 Acres	0.048 Acres
	845/1, 845/3, 845/5 and 845/7	86	545	0.36 Acres	0.108 Acres
				0.58 Acres	0.174 Acres

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: 10 :
Bela Swuka,
Koushika Mahanta,
Urmila Agarwala

PLATINUM HEIGHTS

Partner
Prinal Ag

The said undivided share is transferred within the boundary as stated herein :-

- By North - Land of Sri Ramesh Kumar Agarwal & Others,
By South - Sold Land of Smt. Santi Debi alias Shanti Debi Agarwala,
By East - Land of the Vendors & Others,
By West - 33 Feet wide unmentioned Road.

II) All that undivided 3/10th share in all that piece or parcel of vacant land measuring 0.15 Acres, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.5 corresponding to L.R. Sheet No.5, P.S. - Bhaktinagar, Ward No.42 of Siliguri Municipal Corporation Area, District - Jalpaiguri.

L.R. Khatian No.	R.S. Khatian No.	R.S. Plot No.	L.R. Plot No.	Total Area of Land	3/10 th share transferred measures
619, 620, 621, 622, 623, 624 and 625.	845/1, 845/3, 845/5 and 845/7	47	333	0.10 Acres	0.03 Acres
	282/1	48	333	0.02 Acres	0.006 Acres
	282/1	48	334	0.03 Acres	0.009 Acres
				0.15 Acres	0.045 Acres

: 11 :
Bela Suvaka.
Koushlya Maharia.
Urmila Agarwala

PLATINUM HEIGHTS

Mahindra Partner

The said undivided share is transferred within the boundary as stated herein :-

- By North - Land of Sri Ramesh Kumar Agarwal & Others,
By South - Sold Land of Smt. Santi Debi alias Shanti Debi Agarwalla,
By East - 33 Feet wide unmentioned Road,
By West - Vacant land of R.S. Plot No.36.

The undivided 3/10th share of 0.73 Acres hereby transferred in total measures 0.219 Acres [i.e., 0.174 Acres + 0.045 Acres]. The said land hereby transferred is recorded as *Danga / Sahari* in the R.o.R. and the same is proposed to be used as *Bastu*.

: 12 :

IN WITNESSES WHEREOF THE VENDORS AND AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS INDENTURE, IN MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Late Kr. Agarwal
Son of Late Nemchand Agarwala.
Nabin Sen Road, Siliguri
P.O. & P.S: Siliguri
Dist: Darjeeling

2. Ajit Pd. Agarwala
S/O. Late Nemchand Agarwala
329, Block-A.
Bangur Avenue.
South Dum Dum.
Jessore Road.
P.O. Bangur Avenue.
P.S Lake Town.
Dist: 24-Paraganas(N).

The contents of this document have been gone through and understood personally by the Vendors and the Purchaser.

Bela Sunka,
Koushlya Nakharia.
Urmila Agarwala

VENDORS

PLATINUM HEIGHTS

Minal Kedia
Partner

PURCHASER

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

Rahul Kedia

Rahul Kedia

Advocate, Siliguri

Enr.No.F/1379/1449/2017.



Bela Sureka.

FINGER PRINTS OF SMT. BELA SUREKA (VENDOR)

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

Bela Sureka.

SIGNATURE



Koushlya Makharia.

FINGER PRINTS OF SMT. KOUSHLYA MAKHARIA (VENDOR)

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











Koushlya Makharia.

SIGNATURE



Urmila Agarwala

FINGER PRINTS OF SMT. URMILA AGARWALA (VENDOR)

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

Urmila Agarwala
SIGNATURE

FINGER PRINTS OF











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

SIGNATURE

Mrinal Agarwal



FINGER PRINTS OF SRI MRINAL AGARWAL, PARTNER OF PLATINUM HEIGHTS (PURCHASER)

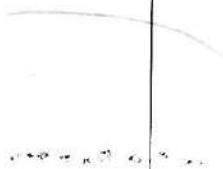
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LEFT HAND					
RIGHT HAND					

PLATINUM HEIGHTS

Mrinal Agarwal

SIGNATURE Partner

FINGER PRINTS OF

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

SIGNATURE



Government of West Bengal

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



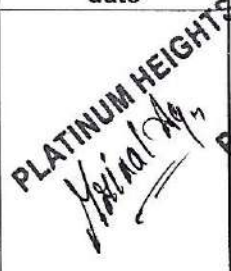


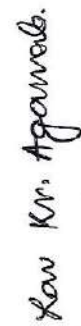
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001073526/2019

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	Smt BELA SUREKA Flat No.2D,Block-1,Avani Oxford,136, Jessore Road, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Seller			Bela Sureka
2	Smt KOUSHLYA MAKHARIA 36/2B, Ramkrishna Samadhi Road, Kolkata,, P.O:- Kankurgachi, P.S:- Phulbagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054	Seller			Koushlya Makharia.
3	Smt URMILA AGARWALA Cinema Hall Road, Dhulian,, P.O:- Dhulian, P.S:- Samserganj, District:- Murshidabad, West Bengal, India, PIN - 742202	Seller			Urmila Agarwala

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	Shri MRINAL AGARWAL Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Represent ative of Buyer [PLATINU M HEIGHTS]			 PLATINUM HEIGHTS Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri LAV KUMAR AGARWAL Son of Late Nemchand Agarwalla Alias Nemichand Agarwal Nabin Sen Road, Siliguri ,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Smt BELA SUREKA, Smt KOUSHLYA MAKHARIA, Smt URMILA AGARWALA, Shri MRINAL AGARWAL			 Lav Kr. Agarwal.

(Tapash Kanti Ghosh)

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

आयकर विभाग
INCOME TAX DEPARTMENT
URMILA AGARWALA
NEMCHAND AGARWALA
24/07/1975
Permanent Account Number
BCNPA8753Q
Urmila Agarwala
Signature

भारत सरकार
GOV. OF INDIA



24/07/1975

Urmila Agarwala





ভারত সরকার

Unique Identification Authority of India

Government of India

ডাশকাঙ্কির আই ডি/Enrollment No.: 1062/74034/02286

To
উর্মিলা আগরওয়াল
URMILA AGARWAL
GENEMAHALROAD
DHULIAN, Gansergati
Dhulian, Murshidabad
West Bengal-742202



UG3876559301N



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4031 9341 6106

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



উর্মিলা আগরওয়াল
URMILA AGARWAL
পতি : শৈলেন্দ্র আগরওয়াল
Husband : Shalendra AGARWAL
জন্ম সাল / Year of Birth : 1975
মহিলা / Female



4031 9341 6106

আধার - সাধারণ মানুষের অধিকার

Urmila Agarwala



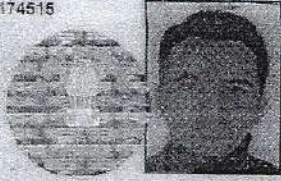
PLATINUM HEIGHTS

Mehinal Khan
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515



নির্বাচকের নাম : মুনাল আগরওয়াল

Elector's Name : Munal Agarwal

পিতার নাম : নরেশ কুমার আগরওয়াল

Father's Name : Naresh Kumar Agarwal

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 22/06/1985
Date of Birth

XEQ1174515

ঠিকানা:

স্টেশন ফিডার রোড, শিলিগুড়ি মিউনিসিপ্যাল কর্পোরেশন,
শিলিগুড়ি, দার্জিলিং-734005

Address:

STATION FEEDAR ROAD, SILIGURI (M
CORP.), SILIGURI DARJEELING-734005

Date: 13/01/2017

26 - শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরে অনুসৃত

Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার গিট্টে নাম
ভেদে ও একই নম্বরের নতুন সচিব পরিবেশের পাঠ্যের
জন্য নির্দিষ্ট ফর্মে এই পরিবর্তনের নথ্যটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 141 / 228

Munial Ag



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/91412/41041

To
LAV KUMAR AGARWAL
লাভ কুমার আগরওয়াল
10/03/2014
NABIN SEN ROAD
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001



KL820534496FT

82053449



আপনার আধার সংখ্যা / Your Aadhaar No. :

2485 2895 1620

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

লাভ কুমার আগরওয়াল

LAV KUMAR AGARWAL

পিতা : নেম চাঁদ আগরওয়াল

Father : Nem Chand Agarwal



জন্মতারিখ/DOB: 31/12/1973

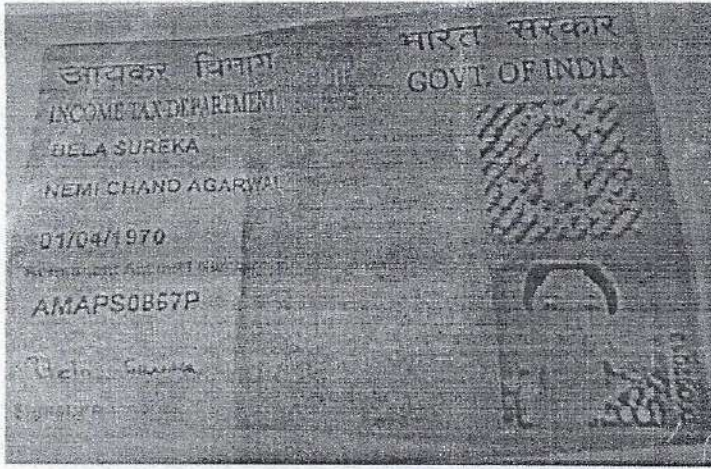
পুরুষ / Male



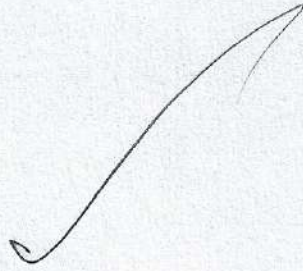
2485 2895 1620

আধার - সাধারণ মানুষের অধিকার

Lav Kr. Agarwal



Bela sureka.





भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1502/15789/01032

Download Date: 10/05/2017

To
Bela Sureka
W/O Mukesh Kumar Sureka
Flat 2 D Block 1 Avani Oxford 136
Jessore Raod
Bangur Avenue
North 24 Parganas Bangur Avenue
West Bengal - 700055
9903568879

Generation Date: 29/04/2017

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.05.10 10:05:17



आपका आधार क्रमांक / Your Aadhaar No. :

4235 7204 8015

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Bela Sureka

DOB: 01/04/1970

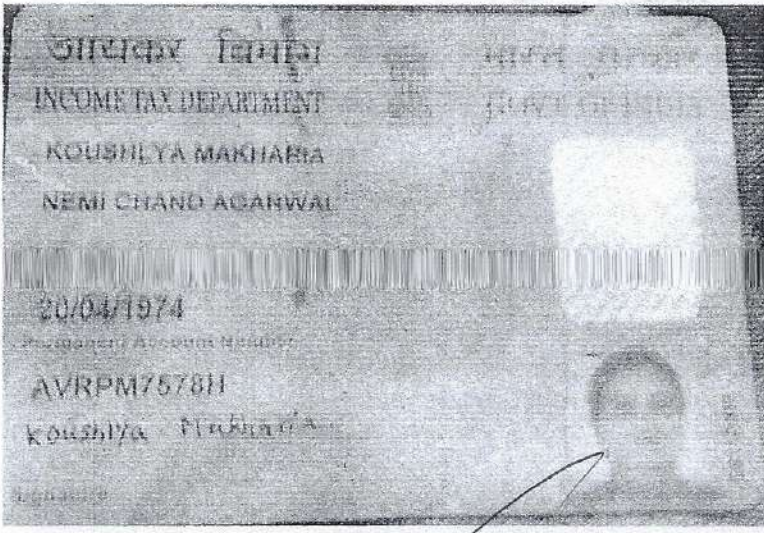
FEMALE



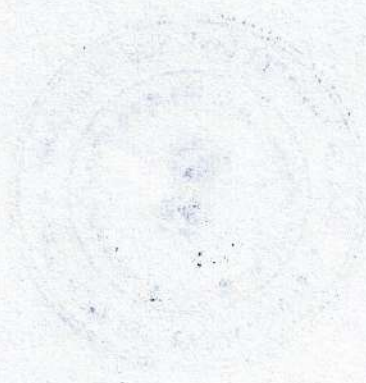
4235 7204 8015

मेरा आधार, मेरी पहचान

Bela Sureka.



Koushilya Makharia.



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ELECTION COMMISSION OF INDIA
 নির্বাচন কমিশন

IDENTITY CARD: WB/06/032/462019
 পরিচয় কার্ড

Duplicate
 প্রতিলিপ



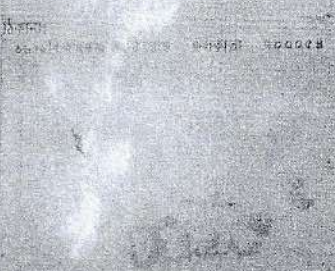
Sactor's Name: Koushlya Makharia
 প্রার্থিনী নাম: কৌশল্যা মখারিয়া

Harshad's Name: Anand Kumar Makharia
 প্রার্থীর নাম: অনন্দ কুমার মখারিয়া

Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2006	28
১.১.২০০৬ এর বয়স	২৮

Koushlya Makharia.

Address: 362B RAMKRISHNA SAMADHI ROAD, Kolkata 700054
 ঠিকানা: ৩৬২বি রামকৃষ্ণ স্মাধি রোড, কলকাতা ৭০০০৫৪



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন আধিকারিক

Assembly Constituency: 159-Maniktola
 বিধানসভা নির্বাচন কেন্দ্র: ১৫৯-মানিকটলা

District: Kolkata
 জেলা: কলকাতা

Date: 17.03.2006
 তারিখ: ১৭.০৩.২০০৬

Major Information of the Deed

Deed No :	I-0711-04675/2019	Date of Registration	15/07/2019
Query No / Year	0711-0001073526/2019	Office where deed is registered	
Query Date	05/07/2019 3:33:44 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MRINAL AGARWAL Station Feeder Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9635800677, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,95,00,000/-	Rs. 1,95,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,65,020/- (Article:23)	Rs. 1,95,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 42 -- Ward No. 42) , Mouza: Dabgram Sheet No - 5 JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-47	RS-845/1	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-47	RS-845/3	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-47	RS-845/5	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	RS-47	RS-845/7	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	RS-48	RS-282/1	Bastu	Danga	0.012 Acre	10,68,493/-	10,68,493/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	RS-85	RS-285/1	Bastu	Sahari	0.048 Acre	42,73,972/-	42,73,972/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L7	RS-86	RS-845/1	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,

L8	RS-86	RS-845/3	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L9	RS-86	RS-845/5	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L10	RS-86	RS-845/7	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L11	RS-47	RS-845/1	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L12	RS-47	RS-845/3	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L13	RS-47	RS-845/5	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L14	RS-47	RS-845/7	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L15	RS-48	RS-282/1	Bastu	Danga	0.006 Acre	5,34,248/-	5,34,248/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L16	RS-48	RS-282/1	Bastu	Danga	0.009 Acre	8,01,367/-	8,01,367/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
TOTAL :					21.9Dec	195,00,000 /-	195,00,000 /-	
Grand Total :					21.9Dec	195,00,000 /-	195,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt BELA SUREKA (Presentant) Wife of Mukesh Kumar Sureka Flat No.2D,Block-1,Avani Oxford,136, Jessore Road, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMAPS0867P, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence</p>

2	<p>Smt KOUSHLYA MAKHARIA Wife of Anand Kumar Makharia 36/2B, Ramkrishna Samadhi Road, Kolkata., P.O:- Kankurgachi, P.S:- Phulbagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVRPM7578H, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence</p>
3	<p>Smt URMILA AGARWALA Wife of Shailendra Agarwala Cinema Hall Road, Dhulian., P.O:- Dhulian, P.S:- Samserganj, District:-Murshidabad, West Bengal, India, PIN - 742202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCNPA8753Q, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PLATINUM HEIGHTS Platinum Square, Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAWFP9043L, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PLATINUM HEIGHTS (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri LAV KUMAR AGARWAL Son of Late Nemchand Agarwalla Alias Nemichand Agarwal Nabin Sen Road, Siliguri ,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001</p>			

Identifier Of Smt BELA SUREKA, Smt KOUSHLYA MAKHARIA, Smt URMILA AGARWALA, Shri MRINAL AGARWAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.05 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.05 Dec

3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.05 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.9 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.9 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.9 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.25 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.25 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.25 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.25 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.25 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.25 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.25 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.25 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.2 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.2 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.2 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.3 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.3 Dec

3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.3 Dec
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Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.05 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.05 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.05 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.05 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.05 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.05 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.05 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.05 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.05 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.4 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.4 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.4 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-1.6 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-1.6 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-1.6 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.9 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.9 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.9 Dec

Transfer of property for L8

SI.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.9 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.9 Dec

3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt BELA SUREKA	PLATINUM HEIGHTS-0.9 Dec
2	Smt KOUSHLYA MAKHARIA	PLATINUM HEIGHTS-0.9 Dec
3	Smt URMILA AGARWALA	PLATINUM HEIGHTS-0.9 Dec

Endorsement For Deed Number : I - 071104675 / 2019

On 05-07-2019

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 1,95,00,000/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 13-07-2019

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

Presented for registration at 17:30 hrs on 13-07-2019, at the Private residence by Smt BELA SUREKA , one of the Executants.

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


Execution is admitted on 13/07/2019 by 1. Smt BELA SUREKA, Wife of Mukesh Kumar Sureka, Flat No.2D,Block-1,Avani Oxford,136, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Smt KOUSHLYA MAKHARIA, Wife of Anand Kumar Makharia, 36/2B, Ramkrishna Samadhi Road, Kolkata,, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 3. Smt URMILA AGARWALA, Wife of Shailendra Agarwala, Cinema Hall Road, Dhulian,, P.O: Dhulian, Thana: Samsorganj, , Murshidabad, WEST BENGAL, India, PIN - 742202, by caste Hindu, by Profession House wife

Indetified by Shri LAV KUMAR AGARWAL, , , Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Nabin Sen Road, Siliguri, , P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 13-07-2019 by Shri MRINAL AGARWAL, Partner, PLATINUM HEIGHTS (Partnership Firm), Platinum Square, Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Indetified by Shri LAV KUMAR AGARWAL, , Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Nabin Sen Road, Siliguri, , P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 15-07-2019

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 Fees

Certified that required Registration Fees payable for this document is Rs 1,95,014/- (A(1) = Rs 1,95,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,95,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/07/2019 6:29AM with Govt. Ref. No: 192019200040645821 on 12-07-2019, Amount Rs: 1,95,014/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. 34506419 on 12-07-2019, Head of Account 0030-03-104-001-16

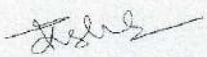
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,65,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,60,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 14693, Amount: Rs.5,000/-, Date of Purchase: 05/07/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/07/2019 6:29AM with Govt. Ref. No: 192019200040645821 on 12-07-2019, Amount Rs: 13,60,020/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. 34506419 on 12-07-2019, Head of Account 0030-02-103-003-02


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 115615 to 115649
being No 071104675 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.07.15 17:10:54 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 15-07-2019 17:09:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)