

4925/19

I - 4710/2019



भारतीय गैर न्यायिक पश्चिम बंगाल WEST BENGAL

E 460253

E 460253

Visit Commission Case No.....1206/19

14/07/2019
 12.15 P.M.
 S. 1112128/2019
 M.V. No. 47, 27, 276/F

Gajendra Kumar Agarwal

Ajithd Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Partner



DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 14TH DAY OF

July 2019.

[Handwritten signature]

Certified that the Document is ...
 Registration and the Signature Sheet ...
 the Endorsement Sheet attached to this
 Document are part of this Document

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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

16 JUL 2019

SL NO. 15611 Date 11.7.2019

PURCHASER Platinum Heights

Full Address Station Feeder Road, Siligudi

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



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

Gulab Kumar Agarwal



2360

E 480583

Gulab Kumar Agarwal



2361

Ajit Pd. Agarwal



2362

Tarun Kumar Agarwal



2363



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

PLATINUM HEIGHTS

Pranav
Partner.

14 JUL 2019

Law Kr. Agarwal
Son of Late Nemchand Agarwal
Nabin Sen Road, Siligudi
P.O. & P.S. - Siligudi
Dist. Darjeeling

Gobind Kumar Agarwal

Ajit Lal Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Mrinal Agarwal, Partner

: 2 :

Area : 3/10th share in the land measuring 0.10 Acres
Plot Nos. : 86 (R.S.)
545 (L.R.)
Khatian Nos. : 845/1, 845/3, 845/5 and 845/7 (R.S.)
619, 622 and 623 (L.R.)
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 5 (R.S.)
5 (L.R.)
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.45,00,000.00

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).





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

14 JUL 2019

Govind Kumar Agarwal

Ajit Prasad Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Project No. 4 Partner

: 3 :

AND

1. **SRI GOBIND KUMAR AGARWALA**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at P-175, Block-A, 2nd Floor, Flat-2A and 2B, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, District- North 24 Paraganas, PIN- 700055, in the State of West Bengal (I.T. PAN- ADAPA3617L),

2. **SRI AJIT PRASAD AGARWALA**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at 329, Block-A, Bangur Avenue, South Dumdum, Jessore Road, P.O.- Bangur Avenue, P.S.- Lake Town, District-North 24 Paraganas, PIN - 700055, in the State of West Bengal (I.T. PAN -ACVPA5734A),

3. **SRI TARUN KUMAR AGARWAL**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at 48/3, Balaji Apartment, Jessore Road, Tulsi Dhaam, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, District - North 24 Paraganas, PIN - 700055, in the State of West Bengal (I.T. PAN -ACVPA7375D),

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** ".



Subir Kumar Agarwal

Ajit Agarwal

Tarun Kumar Agarwal

PLATINIUM HEIGHTS

Special Agent Partner

: 4 :

I. A) WHEREAS Sri Kharganath Singh Das, Sri Dabru Singh Das, Sri Dharma Narayan Singh Das, Sri Khagendra Narayan Singh 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.



Gobind Kumar Agarwal

Ajit Prasad Agarwala

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Maxima Partners

: 5 :

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.

Gobind Kumar Agarwala

Ajit Prasad Agarwala

Tarun Kumar Agarwal

: 6 :

PLATINUM HEIGHTS

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 **SRI GOBIND KUMAR AGARWALA, SRI AJIT PRASAD AGARWALA** and **SRI TARUN KUMAR AGARWAL**, all sons of Late Nemchand Agarwala alias Nemichand Agarwal (The Vendors of these presents) hereby confirms that the 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, in the 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 **SRI GOBIND KUMAR AGARWALA, SRI AJIT PRASAD AGARWALA** and **SRI TARUN KUMAR AGARWAL**, all sons of Late Nemchand Agarwala alias Nemichand Agarwal (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 0.10 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.45,00,000.00 (Rupees Forty Five Lakhs) only.



Gulshan Kumar Agarwal

Ajit Pd. Agarwal

Tarun Kumar Agarwal

: 7 :

PLATINUM HEIGHTS

Harind Chh
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.45,00,000.00 (Rupees Forty Five Lakhs) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.45,00,000.00 (Rupees Forty 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.

Gebir Kumar Aggarwal

Ajit D. Aggarwal

Tarun Kumar Aggarwal

PLATINUM HEIGHTS

Maximal Partner

: 8 :

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.



Golind Kumar Agrawal

Ajit Pd. Agrawala

Tarun Kumar Agrawal

: 9 :

PLATINUM HEIGHTS

Harindar Partner

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

All that undivided 3/10th share in all that piece or parcel of vacant land measuring 0.10 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, Sevoke Road, located in the zone between Orbit Mall and Salugara Bazar, 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, 622 and 623	845/1, 845/3, 845/5 and 845/7	86	545	0.10 Acres	0.03 Acres

Jalind Kumar Agarwal

Ajit D Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Miranda
Partner

: 10 :

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 - Sevoke Road (60 feet wide),
- By West - Land of the Purchaser of these presents & Others.

The undivided $3/10^{\text{th}}$ share of 0.10 Acres hereby transferred measures 0.03 Acres. The said land hereby transferred is recorded as *Sahari* in the R.o.R. and the same is proposed to be used as *Bastu*.



: 11 :

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. *Law Kr. Agarwal*
Son of Late *Nemchand Agarwal*,
Nabin Sen Road, *Siliguri*
P.O & P.S - *Siliguri*
Dist: *Darjeeling*

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

Golind Kumar Agarwal

Ajit Pd. Agarwal

Tasun Kumar Agarwal

VENDORS

PLATINUM HEIGHTS

Mohit K. Kedia

Partner

PURCHASER

2. *Koushlya Makharia.*

W/O - Shree Anand Kumar Makharia

36/2B Ramkrishan Samadhi Road

Kolkata - 700054

PO - Kankurgachi

PS - Phoolbagan

Dist - Kolkata

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

Kamal K. Kedia

K.K.Kedia

Advocate, Siliguri

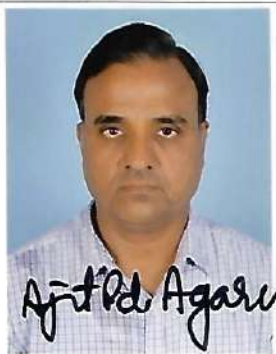
E.No.F/6/92.



Gobind Kumar Agarwala

FINGER PRINTS OF SRI GOBIND KUMAR AGARWALA (VENDOR)

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



Ajit Prasad Agarwala

Gobind Kumar Agarwala
SIGNATURE

FINGER PRINTS OF SRI AJIT PRASAD AGARWALA (VENDOR)











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

Ajit Prasad Agarwala
SIGNATURE





Tarun Kumar Agarwal

FINGER PRINTS OF SRI TARUN KUMAR AGARWAL (VENDOR)

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

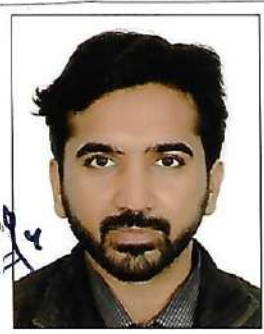
Tarun Kumar Agarwal
SIGNATURE

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)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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



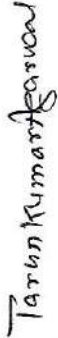



OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

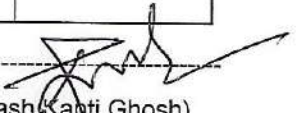
Signature / LTI Sheet of Query No/Year 07110001112128/2019

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	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 of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri GOBIND KUMAR AGARWALA P-175, 2nd Floor, Bangur Avenue,, Block/Sector: A,, Flat No: 2A And 2B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri AJIT PRASAD AGARWALA 329, South Dumdum, Jessore Road, Bangur Avenue,, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Seller			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri TARUN KUMAR AGARWAL 48/3, Balaji Apartment, Jessore Road, Tulsi Dhaam,, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Seller			
Sl 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	Shri MRINAL AGARWAL, Shri GOBIND KUMAR AGARWALA, Shri AJIT PRASAD AGARWALA, Shri TARUN KUMAR AGARWAL			


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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

GOBIND KUMAR AGARWALA

NEMCHAND AGARWALA

24/07/1960

Permanent Account Number

ADAPA3617L

Signature



Govind Kumar Agarwala

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJIT PRASAD AGARWALA

NEEM CHAND AGARWALA

24/10/1967

Permanent Account Number



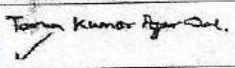

ACVPA5734A

Ajit Prasad Agarwala

Signature



Ajit Prasad Agarwala

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACVPA7375D	
	नाम / NAME TARUN KUMAR AGARWAL	
	पिता का नाम / FATHER'S NAME NEMICHAND AGARWAL	
	जन्म तिथि / DATE OF BIRTH 03-06-1970	
हस्ताक्षर / SIGNATURE		 आयकर अधिकारी, प. ब. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

✓ Tarun Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFP9043L

नाम / Name
PLATINUM HEIGHTS

QR Code

29012019

विमर्श / विवरण की तिथि /
Date of Intimation / Revision
15/01/2019

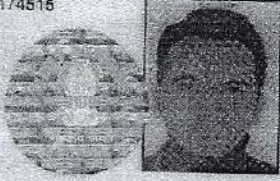
PLATINUM HEIGHTS

Minial
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174516



নির্বাচকের নাম : মুনাল আগরওয়াল
Elector's Name : Munal Agarwal

পিতার নাম : নরেশ কুমার আগরওয়াল
Father's Name : Naresh Kumar Agarwal

বিশ্ব/Sex : পুং / M

জন্ম তারিখ : 22/06/1985
Date of Birth :

XEQ1174516

ঠিকানা:
স্টেশন ফিডার রোড, শিলিগুড়ি মিউনিকর্পোরেশন,
শিলিগুড়ি, দার্জিলিং-734005

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

Date: 13/01/2017

26 - শিলিগুড়ি নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অধীনে

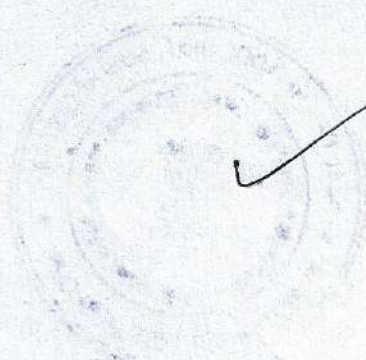
Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানায় ছোঁটার নিচে নাম
ভেঁলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি 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 / 226

Munal Agarwal





ভারত সরকার

Unique Identification Authority of India

Government of India

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

10/03/2014

To
LAV KUMAR AGARWAL
লাভ কুমার আগরওয়াল
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 চান্দ আগরওয়াল
Father : Nem Chand Agarwal

জন্মতারিখ/DOB: 31/12/1973
পুরুষ / Male

2485 2895 1620



আধার - সাধারণ মানুষের অধিকার

Lav Kr. Agarwal

Major Information of the Deed

Deed No :	I-0711-04710/2019	Date of Registration	16/07/2019
Query No / Year	0711-0001112128/2019	Office where deed is registered	
Query Date	11/07/2019 10:57:57 AM	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. 45,00,000/-	Rs. 47,27,276/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,83,657/- (Article:23)	Rs. 47,287/- (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: Sevoke Road, Road Zone : (Orbit Mall -- Salugara Bazar) , 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-86	RS-845/1	Bastu	Sahari	0.0075 Acre	11,25,000/-	11,81,819/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-86	RS-845/3	Bastu	Sahari	0.0075 Acre	11,25,000/-	11,81,819/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-86	RS-845/5	Bastu	Sahari	0.0075 Acre	11,25,000/-	11,81,819/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-86	RS-845/7	Bastu	Sahari	0.0075 Acre	11,25,000/-	11,81,819/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			3Dec	45,00,000 /-	47,27,276 /-	
		Grand Total :			3Dec	45,00,000 /-	47,27,276 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri GOBIND KUMAR AGARWALA (Presentant) Son of Late Nemchand Agarwalla Alias Nemichand Agarwal P-175, 2nd Floor, Bangur Avenue,, Block/Sector: A, Flat No: 2A And 2B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADAPA3617L, Status :Individual, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,Place : Pvt. Residence</p>
2	<p>Shri AJIT PRASAD AGARWALA Son of Late Nemchand Agarwalla Alias Nemichand Agarwal 329, South Dumdum, Jessore Road, Bangur Avenue,, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPA5734A, Status :Individual, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,Place : Pvt. Residence</p>
3	<p>Shri TARUN KUMAR AGARWAL Son of Late Nemchand Agarwalla Alias Nemichand Agarwal 48/3, Balaji Apartment, Jessore Road, Tulsi Dhaam,, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPA7375D, Status :Individual, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2019 , Admitted by: Self, Date of Admission: 14/07/2019 ,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
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On 11-07-2019

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 47,27,276/-



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

On 14-07-2019

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

Presented for registration at 12:15 hrs on 14-07-2019, at the Private residence by Shri GOBIND KUMAR AGARWALA , one of the Executants.

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

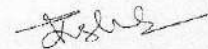
Execution is admitted on 14/07/2019 by 1. Shri GOBIND KUMAR AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, P-175, 2nd Floor, Bangur Avenue,, Sector: A,, Flat No: 2A And 2B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Shri AJIT PRASAD AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, 329, South Dumdum, Jessore Road, Bangur Avenue,, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24 Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri TARUN KUMAR AGARWAL, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, 48/3, Balaji Apartment, Jessore Road, Tulsidhaam,, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

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 14-07-2019 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

Payment of Fees

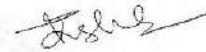
Certified that required Registration Fees payable for this document is Rs 47,287/- (A(1) = Rs 47,273/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 47,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2019 6:50AM with Govt. Ref. No: 192019200040652391 on 12-07-2019, Amount Rs: 47,287/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34506701 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. 2,83,657/- and Stamp Duty paid by by online = Rs 2,78,657/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2019 6:50AM with Govt. Ref. No: 192019200040652391 on 12-07-2019, Amount Rs: 2,78,657/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34506701 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

On 16-07-2019

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,83,657/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 15611, Amount: Rs.5,000/-, Date of Purchase: 11/07/2019, Vendor name: Jaya Rani Das



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

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

Identifier Of Shri MRINAL AGARWAL, Shri GOBIND KUMAR AGARWALA, Shri AJIT PRASAD AGARWALA, Shri
TARUN KUMAR AGARWAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Endorsement For Deed Number : I - 071104710 / 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 118189 to 118217
being No 071104710 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.07.17 14:53:11 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 17-07-2019 14:50:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)