

5600/19

I - 5388/2019



पश्चिम बंगाल WEST BENGAL

F 044780

F 044780

10/08/2019
 8.11.97640/2019
 10:00 A.M.
 M.V. No 63,03,032/19

Madan gopal Agarwala
 Gopal Prasad Agarwal
 Shou Kumar Agarwal
 Rush Kumar Agarwal

PLATINUM HEIGHTS

Special Partner

Visit Commission Case No.....1386/19

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 10TH DAY OF

AUGUST 2019.

It is hereby certified that the Document is admitted for Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

16 AUG 2019

NON JUDICIAL STAMP

No. 795^v 08.8.19

So. Platinum Heights

of Station Feeder Road, Siliguri

Value Rs 5000/-



Madan gopal Agarwala

(Sd/-) S. Shyam
Saran Roy
Govt. Stamp vendor
L. No. 173/R.M.
Siliguri Court



2724

Madan gopal Agarwala

087440 7



2725

Gopal Prasad Agarwal



2726

Lax Kr man Agarwal



2727

Kush Kumar Agarwala



2728



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

10 AUG 2019

PLATINUM HEIGHTS

Manish Roy
Partner

Manish Roy, s/o Sri. Brahma Deo Roy

Bhaktipada Shikhan Siliguri
P.O. - Siliguri Bazar

Shadem gopal Agarwala
Gopal Prasad Agarwal
San Kumar Agarwal
Rishu Kumar Agarwal.

: 2 :

Area : 4/10th 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.)
620, 621, 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.63,00,000.00 -

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).

PLATINUM HEIGHTS

Partner

Mrinal Agarwal

Mrinal Agarwal



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

10 AUG 2019

Madan gopal Agarwala
Gopal Prasad Agarwal
Lax Kumar Agarwal
Kush Kumar Agarwal.

: 3 :

PLATINUM HEIGHTS

Partner

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AND

1. **SRI MADAN GOPAL AGARWALA**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at Dakbangla Road, Kaliaganj, District - Uttar Dinajpur, PIN - 733129, in the State of West Bengal (I.T. PAN -ACSPA0167A),

2. **SRI GOPAL PRASAD AGARWALA**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at Church Road, Opposite Marwari Panchayat Bhawan, 9, Kanthal Bagan, Siliguri, P.O. and P.S.- Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal (I.T. PAN - ADCPA9081C),

3. **SRI LAV KUMAR AGARWAL**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at Nabin Sen Road, Siliguri , P.O. and P.S.- Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal (I.T. PAN - ACWPA6084E) and

4. **SRI KUSH KUMAR AGARWALA**, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at D.B.Road, Near Municipality, Kaliaganj, District - Uttar Dinajpur, PIN - 733129, in the State of West Bengal (I.T. PAN -ACSPA0166B),

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** ".

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Smolan Agarwala

Gopal Prasad Agarwal

Shan Kumar Agarwal

Rush Kumar Agarwal

: 4 :

PLATINUM HEIGHTS

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.

Madan Gopal Agarwala

Gopal Prasad Agarwal

Lav Kumar Agarwal

Kush Kumar Agarwala,

: 5 :

PLATINUM HEIGHTS

Madan Gopal Agarwal 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.

Madan Gopal Agarwala

Gopal Prasad Agarwal

Lav Kumar Agarwal

Kush Kumar Agarwala

: 6 :

PLATINUM HEIGHTS

Agarwal & 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 MADAN GOPAL AGARWALA, SRI GOPAL PRASAD AGARWALA, SRI LAV KUMAR AGARWAL** and **SRI KUSH KUMAR AGARWALA**, all sons of Late Nemchand Agarwalla 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 MADAN GOPAL AGARWALA, SRI GOPAL PRASAD AGARWALA, SRI LAV KUMAR AGARWAL** and **SRI KUSH KUMAR AGARWALA**, all sons of Late Nemchand Agarwalla 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 4/10th 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.63,00,000.00 (Rupees Sixty Three Lakhs) only.

Shri Anand Agarwala
Gopal Prasad Agarwal
Ravi Kumar Agarwal
Kishu Keemari Agarwal

PLATINUM HEIGHTS

Harind Agarwal
Partner

: 7 :

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.63,00,000.00 (Rupees Sixty Three Lakhs) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.63,00,000.00 (Rupees Sixty Three 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.



Madan Gopal Agarwal
Gopal Prasad Agarwal
Law Kumar Agarwal
Rish Kumar Agarwal.

: 8 :

PLATINUM HEIGHTS

Harish Kumar
Partner

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.



Madan Gopal Agarwala
Gopal Prasad Agarwal
Ravi Kumar Agarwal
Rishi Kumar Agarwale

: 9 :

PLATINUM HEIGHTS

Partner

(Signature)

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 4/10th 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	4/10 th share transferred measures
620, 621, 624 and 625	845/1, 845/3, 845/5 and 845/7	86	545	0.10 Acres	0.04 Acres

Madan Gopal Agarwala

(Signature)

(Signature)

Swarn Gopal Agarwala
Gopal Prasad Agarwal
Law Kumar Agarwal
Kush Kumar Agarwal

: 10 :

PLATINUM HEIGHTS

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

The undivided 4/10th share of 0.10 Acres hereby transferred measures 0.04 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. Chanchal Roy
S/O - Sri - Brahma Des Roy
Pragatipara Shillipara Siliguri
P.S. Bhaktinagar
P.O. Siliguri Bazar
Dist - Jalpaiguri

2. Gauram Agarwal
S/O LT Ramdhari Agarwal
Seth Swital Market
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.

Madan gopal Agarwal
Gopal Prasad Agarwal
Ravi Kumar Agarwal
Rish Kumar Agarwal

VENDORS

PLATINUM HEIGHTS

Manish Ag
Partner

PURCHASER

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.



Sri Madan Gopal Agarwala

FINGER PRINTS OF SRI MADAN GOPAL AGARWALA (VENDOR)

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



Gopal Prasad Agarwal

Sri Madan Gopal Agarwala

SIGNATURE

FINGER PRINTS OF SRI GOPAL PRASAD AGARWALA (VENDOR)

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

Gopal Prasad Agarwal

SIGNATURE



Lav Kumar Agarwal

FINGER PRINTS OF SRI LAV KUMAR AGARWAL (VENDOR)

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



Kush Kumar Agarwala

Lav Kumar Agarwal
SIGNATURE

FINGER PRINTS OF SRI KUSH KUMAR AGARWALA (VENDOR)











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

Kush Kumar Agarwala
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

Partner

SIGNATURE

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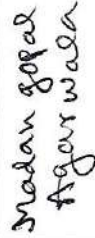


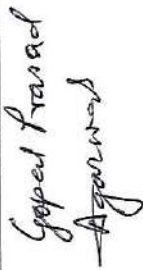
Government of West Bengal

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



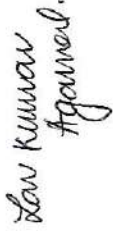


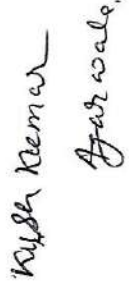



OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001197640/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri MRINAL AGARWAL Platinum Square, 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 Mrinal Agarwal Partner
2	Shri MADAN GOPAL AGARWALA Dakbangla Road, Kaliaganj,, P.O:- Kaliaganj, P.S:- Kaliaganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733129	Seller			 Madan gopal Agarwala
3	Shri GOPAL PRASAD AGARWALA Church Road, 9, Kanthal Bagan, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Seller			 Gopal Prasad Agarwal

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

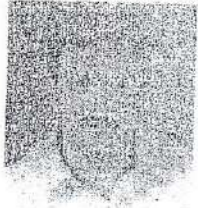
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri LAV KUMAR AGARWAL Nabin Sen Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
5	Shri KUSH KUMAR AGARWALA D.B.Road, Near Municipality, Kaliaganj,, P.O:- Kaliaganj, P.S:- Kaliaganj, District:-Uttar Dinajpur, West Bengal. India, PIN - 733129	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Chanchal Roy Son of Shri Brahma Deo Roy Shitlapara, Siliguri, P.O:- Siliguri Bazar, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734005	Shri MRINAL AGARWAL, Shri MADAN GOPAL AGARWALA, Shri GOPAL PRASAD AGARWALA, Shri LAV KUMAR AGARWAL, Shri KUSH KUMAR AGARWALA			



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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACSPA0167A



नाम / NAME

MADAN GOPAL AGARWALA

पिता का नाम / FATHER'S NAME

NEM CHAND AGARWALA

जन्म तिथि / DATE OF BIRTH

25-06-1962

हस्ताक्षर / SIGNATURE

Madan gopal
Agarwala

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आयकर अधिकारी, प.सं.-XI

COMMISSIONER OF INCOME TAX, W.B. XI

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7, चौरींगी स्क्वायर, कलकत्ता - 700 069.)

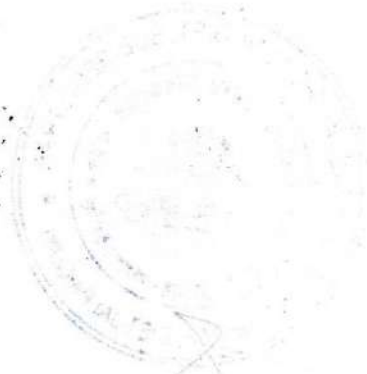
In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical), P-7,

Chowringhee Square,

Calcutta- 700 069.

Madan gopal Agarwala
Madan gopal Agarwala



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

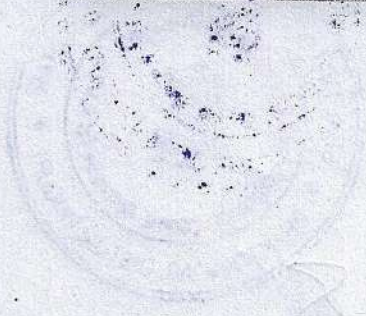
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFP9043L

नाम / Name
PLATINUM HEIGHTS

सिग्नेचर/Date of Issuance
18/01/2018

28012019



PLATINUM HEIGHTS

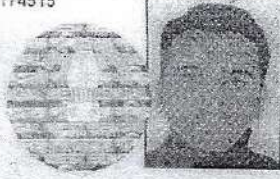
Manish Singh

Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515



নির্বাচকের নাম : মনাল আগরওয়াল
Elector's Name : Minal 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 নিয়ন্ত্রন
আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
যোগ্য ও একই নম্বরের নতুন সচিব পরিচয়পত্র খাওয়ার
জন্য নির্দিষ্ট ফর্মে 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

Minal Ag



8105 304 0 1

Major Information of the Deed

Deed No :	I-0711-05388/2019	Date of Registration	16/08/2019
Query No / Year	0711-0001197640/2019	Office where deed is registered	
Query Date	23/07/2019 9:34:46 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. 63,00,000/-	Rs. 63,03,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,78,202/- (Article:23)	Rs. 63,044/- (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	0.01 Acre	15,75,000/-	15,75,758/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-86	RS-845/3	Bastu	Sahari	0.01 Acre	15,75,000/-	15,75,758/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-86	RS-845/5	Bastu	Sahari	0.01 Acre	15,75,000/-	15,75,758/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-86	RS-845/7	Bastu	Sahari	0.01 Acre	15,75,000/-	15,75,758/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			4Dec	63,00,000 /-	63,03,032 /-	
		Grand Total :			4Dec	63,00,000 /-	63,03,032 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri MADAN GOPAL AGARWALA (Presentant) Son of Late Nemchand Agarwalla Alias Nemichand Agarwal Dakbangla Road, Kaliaganj,, P.O:- Kaliaganj, P.S:- Kaliaganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACSPA0167A, Status :Individual, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence</p>
2	<p>Shri GOPAL PRASAD AGARWALA Son of Late Nemchand Agarwalla Alias Nemichand Agarwal Church Road, 9, Kanthal Bagan, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADCPA9081C, Status :Individual, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence</p>
3	<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 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACWPA6084E, Status :Individual, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence</p>
4	<p>Shri KUSH KUMAR AGARWALA Son of Late Nemchand Agarwalla Alias Nemichand Agarwal D.B.Road, Near Municipality, Kaliaganj,, P.O:- Kaliaganj, P.S:- Kaliaganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACSPA0166B, Status :Individual, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2019 , Admitted by: Self, Date of Admission: 10/08/2019 ,Place : Pvt. Residence</p>

Buyer Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Platinum Square, 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
Shri Chanchal Roy Son of Shri Brahma Deo Roy Shitlapara, Siliguri, P.O:- Siliguri Bazar, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734005			
Identifier Of Shri MRINAL AGARWAL, Shri MADAN GOPAL AGARWALA, Shri GOPAL PRASAD AGARWALA, Shri LAV KUMAR AGARWAL, Shri KUSH KUMAR AGARWALA			


Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri MADAN GOPAL AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri GOPAL PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri LAV KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec
4	Shri KUSH KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri MADAN GOPAL AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri GOPAL PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri LAV KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec
4	Shri KUSH KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri MADAN GOPAL AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri GOPAL PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri LAV KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec
4	Shri KUSH KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Shri MADAN GOPAL AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri GOPAL PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri LAV KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec
4	Shri KUSH KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec

Endorsement For Deed Number : I - 071105388 / 2019

On 26-07-2019

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 63,03,032/-



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

On 10-08-2019

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

Presented for registration at 10:00 hrs on 10-08-2019, at the Private residence by Shri MADAN GOPAL AGARWALA, one of the Executants.

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

Execution is admitted on 10/08/2019 by 1. Shri MADAN GOPAL AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Dakbangla Road, Kaliaganj,, P.O: Kaliaganj, Thana: Kaliaganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733129, by caste Hindu, by Profession Business, 2. Shri GOPAL PRASAD AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Church Road, 9, Kanthal Bagan, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. 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, 4. Shri KUSH KUMAR AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, D.B.Road, Near Municipality, Kaliaganj,, P.O: Kaliaganj, Thana: Kaliaganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733129, by caste Hindu, by Profession Business

Indetified by Shri Chanchal Roy, , , Son of Shri Brahma Deo Roy, Shitlapara, Siliguri, P.O: Siliguri Bazar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2019 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 Chanchal Roy, , , Son of Shri Brahma Deo Roy, Shitlapara, Siliguri, P.O: Siliguri Bazar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



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

On 14-08-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 63,044/- (A(1) = Rs 63,030/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 63,044/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2019 2:13AM with Govt. Ref. No: 192019200056526931 on 08-08-2019, Amount Rs: 63,044/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34855279 on 08-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,78,202/- and Stamp Duty paid by by online = Rs 3,73,202/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2019 2:13AM with Govt. Ref. No: 192019200056526931 on 08-08-2019, Amount Rs: 3,73,202/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34855279 on 08-08-2019, 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 16-08-2019

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. 3,78,202/- 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 795, Amount: Rs.5,000/-, Date of Purchase: 08/08/2019, Vendor name: Sudhangshu Saran Roy



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 139224 to 139254

being No 071105388 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.08.20 15:42:43 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-08-2019 15:41:49
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)