

1817/2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 448620

F 448620

Visit Commission Case No. 204/2021

23.2.21
 19=00 km
 2-385 75-8/21

Mohini Devi Kedia
 Kedia Kedia Kedia

PLATINUM HEIGHTS

Partner

(Handwritten signature)
 Partner

PLATINUM HEIGHTS
 Partner



DEED OF CONVEYANCE

THIS SAID DEED IS MADE ON THIS THE 23RD DAY OF
FEBRUARY 2021.

Cor.

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

(Handwritten signature)

Adl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

23 FEB 2021

Sl. No. 31799 Date 8, 2, 2021
 PURCHASER Platinum Heights
 Full Address Station Feeder Road, Siliguri
 Total Value 5000/-
 Stamp Purchased from JPG Treasury-1



Mohini Devi Kedia



495

Mohini Devi Kedia

0588887



496

Sabit Kua



497

SDS
STAMP VENDOR
JAYA RANI DAS
 Licence No. 1 of 99-2000
 Add: DSR Office, Raiganj, Jalpaiguri



[Signature]

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



23 FEB 2021

PLATINUM HEIGHTS

[Signature]

Partner

Bhuresh Kaxnani

S/O Prakash Kaxnani

8, Mangusam Compound, Siliguri

P.O. - Siliguri Bazaar

P.S. - Siliguri

Dist. - Darjeeling

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1501 037 0 8

: 2 :

Mohini Devi Media

Sabit Kumar Agarwal

PLATINUM HEIGHTS

Partner

Area : 1/4th (One-Fourth) share in the land measuring 0.10 Acres.

Plot No. : 86 (R.S.)
544 (L.R.)

Khatian Nos. : 845/1, 845/3, 845/5 and 845/7 (R.S.)
628 (L.R.)

Mouza : Dabgram

J.L. No. : 2

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

P.S. : Bhaktinagar

District : Jalpaiguri

Consideration : Rs.39,00,000.00

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 assignees) of the "**ONE PART**". (I.T. PAN- AAWFP9043L)

Co.



(Handwritten signature)

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

23 FEB 2021

: 3 :

Mohini Devi Kedia

Lalit Kumar Agarwal

PLATINUM HEIGHTS

Partner

Mohini Devi Kedia

AND

1. **SMT. MOHINI DEVI KEDIA**, wife of Sri Santosh Kumar Kedia and daughter of Late Onkarmal Agarwala, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Kedia Bhawan, Near Bank of India, Main Road Jamuria, P.O. - Jamuriahat, P.S. - Jamuria, District - Burdwan, PIN - 713336, in the State of West Bengal, (I.T. PAN - AFDPK0822N) and

2. **SRI LALIT KUMAR AGARWAL**, son of Late Onkarmal Agarwala, Indian by Nationality, Hindu by faith, Business by Occupation, residing at C/o- Everest Carriers, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, (I.T. PAN - ACMPA4060G)

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 assignees) of the " **OTHER PART** ".

C.

: 4 :

Mohini Devi Kedia

Devi Kedia

PLATINUM HEIGHTS

Partner

Mohini Devi Kedia

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. Gita Debi Agarwalla, wife of Onkarmal Agarwalla, by virtue of Sale Deed, Dated 04-05-1972, being Document No.2235 for the year 1972, entered in Book-I, Volume No.32, Pages 272 to 281, registered in the Office of the Registrar of Assurances, Calcutta.

G.

: 5 :

Mohini Devi Kedia

Gita Debi Agarwalla

PLATINUM HEIGHTS

Partner

[Signature]

C) AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed Smt. Gita Debi Agarwalla, became the sole, absolute and exclusive owner of the aforesaid land measuring 0.875 Acres, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS abovenamed Gita Debi Agarwalla and her husband-Onkarmal Agarwalla; died intestate leaving behind their sons - SRI PAWAN KUMAR AGARWALA; SRI RAMESH KUMAR AGARWAL, SRI LALIT KUMAR AGARWAL and daughters- SMT. MOHINI DEVI KEDIA, wife of Sri Santosh Kumar Kedia, SMT. RENU DEVI AGARWAL, wife of Sri Kamal Kumar Agarwal, SMT. ANURADHA AGARWAL, wife of Sri Suresh Kumar Agarwal, SMT. ASHA KEDIA, wife of Sri Rajendra Kumar Kedia and SMT. MEERA AGARWAL, wife of Sri Radhey Shyam Agarwal, as her only legal heirs to inherit the aforesaid land measuring 0.875 Acres.

E) AND WHEREAS by way of inheritance abovenamed SRI PAWAN KUMAR AGARWALA, SRI RAMESH KUMAR AGARWAL, SRI LALIT KUMAR AGARWAL, SMT. MOHINI DEVI KEDIA, SMT. RENU DEVI AGARWAL, SMT. ANURADHA AGARWAL, SMT. ASHA KEDIA and SMT. MEERA AGARWAL, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.875 Acres.

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: 6 :

Mohini Devi Kedia

David Kumar

PLATINUM HEIGHTS

Partner

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II. AND WHEREAS all that land measuring 0.035 Acres out of the aforesaid land measuring 0.875 Acres stands embedded in road and as such abovenamed SRI PAWAN KUMAR AGARWALA, SRI RAMESH KUMAR AGARWAL, SRI LALIT KUMAR AGARWAL, SMT. MOHINI DEVI KEDIA, SMT. RENU DEVI AGARWAL, SMT. ANURADHA AGARWAL, SMT. ASHA KEDIA and SMT. MEERA AGARWAL became the sole, absolute and exclusive owners of all that land measuring 0.84 Acres, each having undivided $1/8^{\text{th}}$ share in it (which measures 0.105 Acres), having permanent, heritable and transferable right, title and interest therein.

III. AND WHEREAS the aforesaid land measuring 0.84 Acres was recorded in the record of rights, in the name of SRI PAWAN KUMAR AGARWALA, SRI RAMESH KUMAR AGARWAL and SRI LALIT KUMAR AGARWAL, in L.R. Khatian Nos.626, 627 and 628, respectively, comprising of L.R. Plot Nos.333 and 544, 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.

IV. AND WHEREAS the undivided $1/8^{\text{th}}$ share of abovenamed **SMT. MOHINI DEVI KEDIA** (The Vendor No.1 of these presents) in the aforesaid land measuring 0.84 Acres stands recorded in the aforesaid L.R. Khatian No.628 with respect to an area of 0.105 Acres, comprising of L.R. Plot Nos.333 and 544, 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.

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:7: Mohini Devi Kedie

Lalit Kumar Agarwal

PLATINUM HEIGHTS

Partner

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V. A) AND WHEREAS the undivided $1/8^{\text{th}}$ share of abovenamed SMT. ASHA KEDIA in the aforesaid land measuring 0.84 Acres stood proportionately recorded in the aforesaid L.R. Khatian Nos.626, 627 and 628 with respect to an area of 0.105 Acres, comprising of L.R. Plot Nos.333 and 544, 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.

B) AND WHEREAS abovenamed SMT. ASHA KEDIA thereafter had transferred and made over physical possession of her entire undivided $1/8^{\text{th}}$ share in the aforesaid land measuring 0.84 Acres, unto and in favour of abovenamed **SRI LALIT KUMAR AGARWAL** (The Vendor No.2 of these presents), by virtue of two separate Gift Deeds, i) executed on 24-11-2020, being Document No.4773 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 129083 to 129104 and ii) executed on 25-11-2020, being Document No.4817 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 130049 to 130068, both the deeds registered in the Office of the A.D.S.R., Bhaktinagar.

VI. A) AND WHEREAS the undivided $1/8^{\text{th}}$ share of abovenamed SMT. RENU DEVI AGARWAL in the aforesaid land measuring 0.84 Acres stood proportionately recorded in the aforesaid L.R. Khatian Nos.626, 627 and 628 with respect to an area of 0.105 Acres, comprising of L.R. Plot Nos.333 and 544, 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.

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: 8 :

Mohini Devi Kedia

Lawyer

PLATINUM HEIGHTS

Partner

[Signature]

B) AND WHEREAS abovenamed SMT. RENU DEVI AGARWAL thereafter had transferred and made over physical possession of her entire undivided $1/8^{\text{th}}$ share in the aforesaid land measuring 0.84 Acres, unto and in favour of abovenamed **SRI LALIT KUMAR AGARWAL** (The Vendor No.2 of these presents), by virtue of two separate Gift Deeds, i) executed on 01-12-2020, being Document No.4937 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 132253 to 132274 and ii) executed on 02-12-2020, being Document No.4987 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 134026 to 134045, both the deeds registered in the Office of the A.D.S.R., Bhaktinagar.

VII. AND WHEREAS by way of inheritance and by virtue of the aforesaid four separate Gift Deeds, being Document Nos.4773, 4817, 4937 and 4987, all for the year 2020, abovenamed **SRI LALIT KUMAR AGARWAL** (The Vendor No.2 of these presents), became the absolute and exclusive owner of all that undivided $3/8^{\text{th}}$ share in the aforesaid land measuring 0.84 Acres having permanent, heritable and transferable right, title and interest therein.

VIII. AND WHEREAS the Vendor No.1 and the Vendor No.2 of these presents have now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents all that undivided $1/4^{\text{th}}$ share (i.e., undivided $1/8^{\text{th}}$ share each) in all that piece or parcel of land measuring 0.10 Acres out of the aforesaid land measuring 0.84 Acres, more particularly described in the Schedule given hereinbelow, for a consideration of Rs.39,00,000.00 (Rupees Thirty Nine Lakhs) only.

6.

: 9 :

Mohini Devi Kedia

Devi Kedia

PLATINUM HEIGHTS

Partner

Mohini Devi Kedia

IX. AND WHEREAS the Purchaser being in need of a suitable property in the locality where the Scheduled Land is situated has agreed to purchase the Scheduled Land for a valuable consideration of Rs.39,00,000.00 (Rupees Thirty Nine Lakhs) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.39,00,000.00 (Rupees Thirty Nine 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, the Vendors do hereby grant 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 Government of West Bengal and/or such other authorities as law may provide from time to time in future.

G.

: 10 :

Mohini Devi Kedia

Law. Kua Singh

PLATINUM HEIGHTS

Pratiksha
Partner

The Vendors declare that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled Land or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendors shall be liable to forthwith refund the entire consideration amount in favour of the Purchaser and make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendors hereby declare and covenant with the Purchaser that the Vendors are the sole and absolute owner of the Scheduled Land and have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendors further declare that the Vendors have not done any act, deed or thing so as to curtail, restrict or prejudice their right to convey or prevent them from selling the Scheduled Land in terms of this Deed and the Purchaser shall hereinafter peacefully and quietly possess and enjoy the Scheduled Land without any obstruction and hindrance whatsoever. The Vendors hereby undertake to keep the Purchaser or its successors-in-title fully indemnified against any action regarding defect in title.

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 act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendors or any of their predecessors in title for realization of taxes or duties or otherwise under any Act for the time being in force.

G.

: 11 :

Mohini Devi Kedia

Savit Kua Arund

PLATINUM HEIGHTS

Partner

Mohini Devi Kedia

The Vendors further 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.

The Vendors hereby assure the Purchaser that all taxes and levies on the Scheduled Land have been paid up to date and the arrears, if any, till the date of these presents shall be duly paid by the Vendors.

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.

The Vendors hereby 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.

G.

: 12 :

Mohini Devi Kedia

Savit Kuma Singh

PLATINUM HEIGHTS

Partner

Mohini Devi Kedia

SCHEDULE

All that undivided 1/4th 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 Nos.	R.S. Plot No.	L.R. Plot No.	Total Area of Land	1/4 th share transferred measures
628	845/1, 845/3, 845/5 and 845/7	86	544	0.10 Acres	0.025 Acres

Undivided 1/8th share of the Vendor No.1 hereby transferred measures 0.0125 Acres.

Undivided 1/8th share of the Vendor No.2 hereby transferred measures 0.0125 Acres.

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

- By North - Sona Petrol Pump,
- By South - Land of Platinum Heights,
- By East - Sevoke Road,
- By West - Land of Platinum Heights and Others.

The undivided 1/4th share of 0.10 Acres hereby transferred is recorded as *Sahari* in the R.O.R. and the same is proposed to be used as *Bastu*.

Co.

: 13 :

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

WITNESSES :

1.

Bhuresh Karanani
S/o Prakash Karanani
B, Mangalam Compound, Siliguri
P.O - Siliguri Bazar
P.S - Siliguri
Dist - Darjeeling.

The contents of this document have been gone through and understood personally by the parties hereto.

Mohini Devi Kedia

Lalit Kumar Kedia

VENDORS

2. Ankit Agarwal
S/o Rajendra K. Agarwal
SE Road, Siliguri
P.O - Selegah Bazar
P.S - Selegah
Dist - Darjeeling

PLATINUM HEIGHTS

Minal Kedia

Partner

PURCHASER

Drafted as per the instruction of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Readover and explained by me.

Rahul Kedia

Rahul Kedia

Advocate, Siliguri.

E.No.F/1379/1449/2017.

आयकर विभाग
INCOME TAX DEPARTMENT
MOHINI DEVI KEDIA
ONKAR MAL AGARWAL
 06/02/1959
 Permanent Account Number
AFDPK0822N
MD Kedia
 Signature

भारत सरकार
GOVT. OF INDIA



Mohini Devi Kedia

आपका आधार क्रमांक / Your Aadhaar No. :
9797 1882 1477
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India


 मोहिनी देवी केदिया
 Mohini Devi Kedia
 जन्म तिथि / DOB : 06/02/1959
 महिला / Female

9797 1882 1477
आधार - आम आदमी का अधिकार

28C / 439519

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .


आधार विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India


पता: W/O: सतोष कुमार केदिया,
 केदिया भवन, बैंक ऑफ इंडिया के
 पास, मेन रोड जामुरिया, जामुरिया,
 जामु, बिरसाहाट, बर्धमान, वेस्ट
 बंगाल, 713336

Address: W/O: Santosh Kumar Kedia,
 Kedia Bhawan, Near Bank Of India, Main
 Road Jamuria, Jamuria, Jamuriahal,
 Bardhaman, West Bengal, 713336

9797 1882 1477

1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in

স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER
ACMPA4060G

নাম / NAME
LALIT KUMAR AGARWAL

বিতা জা নাম / FATHER'S NAME
ONKAR MAL AGARWALA

জন্ম তারিখ / DATE OF BIRTH
25-10-1969

স্বাক্ষর / SIGNATURE

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

ভারত সরকার
GOVERNMENT OF INDIA

লালিত কুমার আগারওয়াল
Lalit Kumar Agarwal

জন্ম সাল / Year of Birth : 1969
পুরুষ / Male

6406 5319 7221

আপার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O অনকার্মাল আগারওয়াল, এভারেস্ট
কারিয়ার্স, ওয়ার্ড নং. ১১, সেভক
রোড, বিসাইড বঁক অফ ইন্ডিয়া,
দার্জিলিং, রাইগঞ্জ, সিলিগুরি,
জলপাইগুড়ি, পশ্চিমবঙ্গ,
734001

Address:
S/O Onkarmal Agarwal,
Everest Carriers, ward
No.11, Sevoke Road, Beside
Bank Of India, Siliguri,
Darjeeling, Raiganj, Siliguri,
Jalpaiguri, West Bengal,
734001

1947
1800 190 1947

help@uidai.gov.in

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PO Box No 1947
Bangalore-560 001

Lalit 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

प्रारंभ की तिथि /
 Date Of Issuance
16/01/2019

2001/019

PLATINUM HEIGHTS

Minal Ag Partner

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515




নির্বাচকের নাম : মৃনাল আগরওয়াল
 Elector's Name : Minal Agarwal

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

লিঙ্গ/Sex : পু / M
 জন্ম তারিখ : 22/06/1985

XEQ1174515
ঠিকানা:
 স্টেশন ফিডার রোড, শিলিগুরি সিটি কর্পোরেশন,
 শিলিগুরি, দার্জিলিং-734005

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

Date: 13/01/2017

26 - শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন পরিচালক
 আধিকারিকের স্বাক্ষরের অনুলিপি

**Facsimile Signature of the Electoral
 Registration Officer for**

26 - Siliguri Constituency

ঠিকানা পরিবর্তন হলে মূল ঠিকানা কার্ডের নিকট মান
 তোলা ১০ একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য সিলিগুরি যাবে 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



ভারত সরকার
Government of India



আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

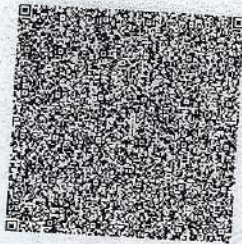
তালিকাভুক্তির নম্বর/ Enrolment No.: 1215/91444/56901

To
বুনেশ করনানি
Bhunesh Kamani
8 MANGTU RAM COMPOUND
SILIGURI BAZAR
Siliguri Bazar
Darjeeling West Bengal - 734005
9434030013

Download Date: 05/06/2020

Issue Date: 06/02/2014

Signature Not Verified
Digitally signed by Bhunesh Kamani
Unique Identification Authority of India
Date: 2020.06.05 10:51:30
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :
4171 5184 2510
VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



আধার



বুনেশ করনানি
Bhunesh Kamani
জন্মতারিখ/DOB: 19/12/1998
পুরুষ/ MALE

Issue Date: 06/02/2014

4171 5184 2510

VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়

Download Date: 05/06/2020



ভারত সরকার
Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



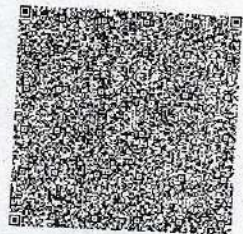
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



আধার

ঠিকানা:
8 মংগলু রাম কমপাউন্ড, শিলিগুড়ি বাজার,
শিলিগুড়ি বাজার, দার্জিলিং,
পশ্চিম বঙ্গ - 734005

Address:
8 MANGTU RAM COMPOUND, SILIGURI
BAZAR, Siliguri Bazar, Darjeeling,
West Bengal - 734005



4171 5184 2510

VID : 9139 8578 4504 0427

1947 | help@uidai.gov.in | www.uidai.gov.in

Bhunesh Kamani

Mohini Devi Kedia



FINGER PRINTS OF SMT. MOHINI DEVI KEDIA (VENDOR NO.1)

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

Mohini Devi Kedia
SIGNATURE



Lalit Kumar Agarwal

FINGER PRINTS OF SRI LALIT KUMAR AGARWAL (VENDOR NO.2)











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

Lalit Kumar Agarwal
SIGNATURE

Mrinal



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





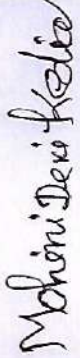


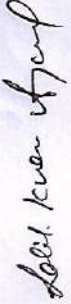
Government of West Bengal

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 07112000385758/2021

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 MOHINI DEVI KEDIA Near Bank Of India, Main Road Jamuria, Block/Sector: Kedia Bhawan, P.O:- Jamuriahat, P.S:- Jamuria, District:- Paschim Bardhaman, West Bengal, India, PIN - 713336	Seller			
2	Shri LALIT KUMAR AGARWAL C/o- Everest Carriers, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Seller			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri MRINAL AGARWAL Station Feeder Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [PLATINUM HEIGHTS M HEIGHTS]			<i>PLATINUM HEIGHTS</i> <i>Mrinal Ag</i> Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Bhunesh Karnani Son of Shri Prakash Karnani Mangtu Ram Compound, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Smt MOHINI DEVI KEDIA, Shri LALIT KUMAR AGARWAL, Shri MRINAL AGARWAL			<i>Bhunesh Karnani</i>



Tulsi Lama

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

Major Information of the Deed

Deed No :	I-0711-01974/2021	Date of Registration	26/02/2021
Query No / Year	0711-2000385758/2021	Office where deed is registered	
Query Date	20/02/2021 1:23:16 PM	0711-2000385758/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7679451020, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,00,000/-	Rs. 39,39,396/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,384/- (Article:23)	Rs. 39,408/- (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 Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-86	RS-845/1	Bastu	Sahari	0.00625 Acre	9,75,000/-	9,84,849/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	RS-86	RS-845/3	Bastu	Sahari	0.00625 Acre	9,75,000/-	9,84,849/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	RS-86	RS-845/5	Bastu	Sahari	0.00625 Acre	9,75,000/-	9,84,849/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	RS-86	RS-845/7	Bastu	Sahari	0.00625 Acre	9,75,000/-	9,84,849/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			2.5Dec	39,00,000 /-	39,39,396 /-	
		Grand Total :			2.5Dec	39,00,000 /-	39,39,396 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt MOHINI DEVI KEDIA (Presentant) Wife of Shri Santosh Kumar Kedia Near Bank Of India, Main Road Jamuria, Block/Sector: Kedia Bhawan, P.O:- Jamuriahat, P.S:- Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN - 713336 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx2N, Aadhaar No: 97xxxxxxxx1477, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence
2	Shri LALIT KUMAR AGARWAL Son of Late Onkarmal Agarwala C/o- Everest Carriers, Sevoke 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.:: ACxxxxxx0G, Aadhaar No: 64xxxxxxxx7221, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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, , Aadhaar No: 71xxxxxxxx4131 Status : Representative, Representative of : PLATINUM HEIGHTS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bhunesh Karnani Son of Shri Prakash Karnani Mangtu Ram Compound, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Smt MOHINI DEVI KEDIA, Shri LALIT KUMAR AGARWAL, Shri MRINAL AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MOHINI DEVI KEDIA	PLATINUM HEIGHTS-0.3125 Dec
2	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.3125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt MOHINI DEVI KEDIA	PLATINUM HEIGHTS-0.3125 Dec
2	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.3125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt MOHINI DEVI KEDIA	PLATINUM HEIGHTS-0.3125 Dec
2	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.3125 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt MOHINI DEVI KEDIA	PLATINUM HEIGHTS-0.3125 Dec
2	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.3125 Dec

Endorsement For Deed Number : I - 071101974 / 2021

On 23-02-2021

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

Presented for registration at 21:00 hrs on 23-02-2021, at the Private residence by Smt MOHINI DEVI KEDIA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,39,396/-

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

Execution is admitted on 23/02/2021 by 1. Smt MOHINI DEVI KEDIA, Wife of Shri Santosh Kumar Kedia, Near Bank Of India, Main Road Jamuria, Sector: Kedia Bhawan, P.O: Jamuriahat, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713336, by caste Hindu, by Profession House wife, 2. Shri LALIT KUMAR AGARWAL, Son of Late Onkarmal Agarwala, C/o- Everest Carriers, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Bhunesh Karnani, , Son of Shri Prakash Karnani, Mangtu Ram Compound, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, 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 23-02-2021 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

Identified by Shri Bhunesh Karnani, , Son of Shri Prakash Karnani, Mangtu Ram Compound, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Tulsi Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 24-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,408/- (A(1) = Rs 39,394/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 39,408/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2021 4:59AM with Govt. Ref. No: 192020210233232021 on 23-02-2021, Amount Rs: 39,408/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 502259371 on 23-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,384/- and Stamp Duty paid by online = Rs 2,31,384/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2021 4:59AM with Govt. Ref. No: 192020210233232021 on 23-02-2021, Amount Rs: 2,31,384/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 502259371 on 23-02-2021, Head of Account 0030-02-103-003-02

M. Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 26-02-2021

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. 2,36,384/- 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 31799, Amount: Rs.5,000/-, Date of Purchase: 08/02/2021, Vendor name: JAYA RANI DAS

M. Lama

Tulsi Lama
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 0711-2021, Page from 56409 to 56436
being No 071101974 for the year 2021.



Digitally signed by Tulsi Lama
Date: 2021.03.03 17:38:56 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/03/03 05:38:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)