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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. NO. 0711-2-887124/2021

G 447511



visit Commission Case No. 550/21

Lawyer

PLATINUM HEIGHTS

Partner



DEED OF CONVEYANCE

THIS SALE DEED IS MADE ON THIS THE 04TH DAY OF

MAY 2021.

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

Asst. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

07 MAY 2021

Ca.

SL. NO. 2303 Date 30.4.2021

PURCHASER Platinum Heights

Full Address Station Feeder Road, Siliguda

Total Value 5000/-

Stamp Purchased from JPG Treasury-1

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

Lalit Kumar Das



985

Lalit Kumar Das

986



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

04/05/2021



Shunesh Kannani
S/O Prakash Kannani
B, Mangluram Compound
P.O. - Siliguri Bazaar
S - Siliguri
Dist. - Darjeeling - 734005

Certified that the Document is admitted to
Registration and the Registrar shall and
the Registrar shall not be liable for the
contents of the Document

Addl. Dist Sub-Registrar
Bhakti Nagar, Jalpaiguri

07 MAY 2021

: 2 :

Sri Naresh Kumar Agarwal

PLATINUM HEIGHTS

Partner

Sri Naresh Kumar Agarwal

Area : 1/4th (One-Fourth) share in the land measuring 0.74 Acres.

Plot No. : 47, 48 and 86 (R.S.)
333, 544 (L.R.)

Khatian Nos. : 845/1, 845/3, 845/5, 845/7 and 282/1 (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. 1,53,00,000.00

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.

: 3 :

AND

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, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assignees) of the "**OTHER PART**". (I.T. PAN - ACMPA4060G)

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.

Lalit Kumar Agarwal

PLATINUM HEIGHTS

Partner

[Signature]

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Lalit Kumar Agarwal

PLATINUM HEIGHTS

Partner

[Signature]

: 4 :

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.

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.

6.

Lalit Kumar Agarwal

PLATINUM HEIGHTS

Partner

Lalit Kumar Agarwal

: 5 :

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 1/8th 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 1/8th share of abovenamed SMT. MOHINI DEVI KEDIA in the aforesaid land measuring 0.84 Acres stood 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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Smt. Asha Kedia

PLATINUM HEIGHTS

Partner

Smt. Asha Kedia

V. A) AND WHEREAS the undivided 1/8th 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 1/8th share in the aforesaid land measuring 0.84 Acres, unto and in favour of abovenamed **SRI LALIT KUMAR AGARWAL** (The Vendor 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 1/8th 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.

Ca.

: 7 :

fact known by me

PLATINUM HEIGHTS

Partner

Mohini Devi

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 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 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 abovenamed SMT. MOHINI DEVI KEDIA and the Vendor of these presents had thereafter transferred for valuable consideration and made over physical possession of all that undivided $1/4^{\text{th}}$ share (i.e. undivided $1/8^{\text{th}}$ share each) in the aforesaid land measuring 0.84 Acres unto and in favour of **PLATINUM HEIGHTS** (The Purchaser of these presents), by virtue of two separate Sale Deeds, i) executed on 22-02-2021, being Document No.1780 for the year 2021, entered in Book-I, Volume No.0711-2021, Pages 49524 to 49554 and ii) executed on 23-02-2021, being Document No.1974 for the year 2021, entered in Book-I, Volume No.0711-2021, Pages 56409 to 56436, both the deeds registered in the Office of the A.D.S.R., Bhaktinagar.

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Subir Kumar Das

PLATINUM HEIGHTS

Pratik
Partner

IX. AND WHEREAS the Vendor of these presents has now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents all that undivided 2/8th share, i.e. all that undivided 1/4th (One – Fourth) share, in all that piece or parcel of land measuring 0.74 Acres out of the aforesaid land measuring 0.84 Acres, more particularly described in the Schedule given hereinbelow, for a consideration of Rs.1,53,00,000.00 (Rupees One Crore Fifty Three Lakhs) only.

X. 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.1,53,00,000.00 (Rupees One Crore Fifty Three 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.1,53,00,000.00 (Rupees One Crore Fifty Three Lakhs) only, paid by the Purchaser to the Vendor, by Cheque/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents, the Vendor does hereby grant full discharge to the Purchaser from the payment thereof and the Vendor does 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 Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under him 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.

Ce.

David Kwa Hing

PLATINUM HEIGHTS

Partner

David Kwa Hing

: 9 :

The Vendor declares that the interest which he professes to transfer hereby subsists as on the date of these presents and the Vendor has 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 Scheduled Land 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 Vendor 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.

[Handwritten checkmark]

The Vendor hereby declares and covenants with the Purchaser that the Vendor is the sole and absolute owner of the Scheduled Land and has 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 Vendor further declares that the Vendor has not done any act, deed or thing so as to curtail, restrict or prejudice their right to convey or prevent him 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 Vendor hereby undertakes to keep the Purchaser or its successors-in-title fully indemnified against any action regarding defect in title.

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Ca.

Subit Kumar Arora

PLATINUM HEIGHTS

Subit Kumar Arora
Partner

: 10 :

The Vendor further covenants 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 Vendor or any of his predecessors in title for realization of taxes or duties or otherwise under any Act for the time being in force.

The Vendor further declares 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 Vendor hereby assures 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 Vendor.

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

The Vendor hereby undertakes 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.

Ce.

Labit Kona H

PLATINUM HEIGHTS

Partner

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SCHEDULE

- I. All that undivided $1/4^{\text{th}}$ (One – Fourth) share in all that piece or parcel of vacant land measuring 0.59 Acres, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.5 corresponding to L.R. Sheet No.5, P.S. - Bhaktinagar, Ward No.42 of Siliguri Municipal Corporation Area, District - Jalpaiguri.

L.R. Khatian No.	R.S. Khatian Nos.	R.S. Plot Nos.	L.R. Plot Nos.	Total Area of Land	$1/4^{\text{th}}$ share transferred measures
628	845/1, 845/3, 845/5 and 845/7	47	333	0.05 Acres	0.0125 Acres
		86	544	0.54 Acres	0.1350 Acres
Total :				0.59 Acres	0.1475 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 – Land of Platinum Heights and Others,
 By West – 33 Feet wide unmentioned Road.

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II. All that undivided $1/4^{\text{th}}$ (One – Fourth) share in all that piece or parcel of vacant land measuring 0.15 Acres, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.5 corresponding to L.R. Sheet No.5, P.S. - Bhaktinagar, Ward No.42 of Siliguri Municipal Corporation Area, District - Jalpaiguri.

L.R. Khatian No.	R.S. Khatian Nos.	R.S. Plot Nos.	L.R. Plot Nos.	Total Area of Land	$1/4^{\text{th}}$ share transferred measures
628	845/1, 845/3, 845/5 and 845/7	47	333	0.10 Acres	0.0250 Acres
	282/1	48	333	0.05 Acres	0.0125 Acres
Total :				0.15 Acres	0.0375 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 – 33 Feet wide unmentioned Road,
By West – Land of L.R. Plot Nos.354 and 358.

The undivided $1/4^{\text{th}}$ (One-Fourth) share of 0.74 Acres hereby transferred in total measures 0.185 Acres [i.e., 0.1475 Acres + 0.0375 Acres]. The said land hereby transferred is recorded as *Danga / Sahari* in the R.O.R. and the same is proposed to be used as *Bastu*.

Ca.

: 13 :

IN WITNESSES WHEREOF THE VENDOR 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. Bhunesh Kaxnani

s/o Prakash Kaxnani

8, Mangtaram Compound

P.O. - Siliguri Bazaar

P.S. - Siliguri

Dist. - Darjeeling - 734005

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

Lalit Kumar Kedia

VENDOR

2.

Hitesh Sarsodia

S/o G. Lashyan Sarsodia

Nehru Road, Khejpara

P.O. - Siliguri Bazar

P.S. - Siliguri

Dist :- Darjeeling

Pin :- 734005

PLATINUM HEIGHTS

Prinal 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.



Lalit Kumar Agarwal

FINGER PRINTS OF SRI LALIT KUMAR AGARWAL (VENDOR)

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



Mrinal Agarwal

Lalit Kumar Agarwal

SIGNATURE

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

স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER
ACMPA4060G

নাম / NAME
LALIT KUMAR AGARWAL

পিতা বা পিতৃ / FATHER'S NAME
ONKAR MAL AGARWALA

জন্ম তারিখ / DATE OF BIRTH
29-10-1969

স্বাক্ষর / SIGNATURE

স্বাক্ষরিত
কমিশনার অফিস, প.স.স.স.
COMMISSIONER OF INCOME-TAX, W.S.-II

সরকার
GOVERNMENT OF INDIA

লালিত কুমার আগারওয়াল
Lalit Kumar Agarwal
জন্ম তারিখ / Year of Birth : 1969
পুরুষ / Male

6406 5319 7221

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O ওনকার্মল আগারওয়াল, এভারেস্ট
কার্ভার্স, ওয়ার্ড নং. ১১, সেভক
রোড, বিসইভি বাক অফ ইন্ডিয়া,
দার্জিলিং, রাজগঞ্জ, সিলগুরি,
জলপাইগুড়ি, পশ্চিমবঙ্গ,
734001

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

1947
1800-100-1947

help@uidai.gov.in

www.uidai.gov.in

P.O. 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

28/01/2019

दिनांक / Date of Incorporation/Formation
 19/01/2019

PLATINUM HEIGHTS

Mrinal Agarwal

Partner

भारत निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515




निर्वाचक नाम : मृनाल आगरवाल
 Elector's Name : Mrinal Agarwal

पिता का नाम : नरेश कुमार आगरवाल
 Father's Name : Naresh Kumar Agarwal

लिंग/Sex : पुरु / M
 जन्म तिथि / Date of Birth : 22/06/1985

XEQ1174515
 ठिकाना:
 स्टेशन फीडर रोड, शिलिगुरी मिडि कॉर्पोरेशन,
 शिलिगुरी, दार्जिलिंग-734005

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

Date: 13/01/2017

26 - शिलिगुरी निर्वाचन क्षेत्र के निर्वाचक निवर्तन
 अधिकारिकों के हस्ताक्षर अनुकूलित

Facsimile Signature of the Electoral
 Registration Officer for

26 - Siliguri Constituency

ठिकाना परिवर्तन होने पर नए ठिकाना के क्षेत्र में नाम
 जोड़ना और एक ही संख्या के नए सही परिचयपत्र प्राप्त
 करने के लिए यह परिचयपत्र संख्या के क्षेत्र में
 बदलना।
 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



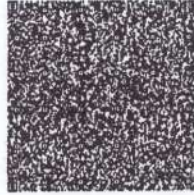
ভারত সরকার
Government of India

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: 05/02/2014



আপনার আধার সংখ্যা / Your Aadhaar No. :

4171 5184 2510

VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়



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

Download Date: 05/06/2020

Issue Date: 05/02/2014

4171 5184 2510

VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়



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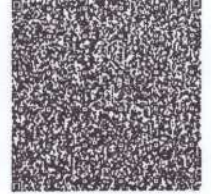
- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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ঠিকানা:
৪ 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





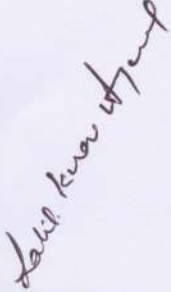


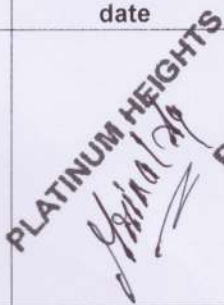


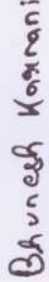
Government of West Bengal

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 07112000887124/2021

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	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			
2	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]			 PLATINUM HEIGHTS 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	Shri LALIT KUMAR AGARWAL, Shri MRINAL AGARWAL			

5
04/05/2021

8
04/05/2021

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



Major Information of the Deed

Deed No :	I-0711-03697/2021	Date of Registration	07/05/2021
Query No / Year	0711-2000887124/2021	Office where deed is registered	
Query Date	03/05/2021 6:28:53 PM	0711-2000887124/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, 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. 1,53,00,000/-	Rs. 1,53,04,551/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,71,339/- (Article:23)	Rs. 1,53,060/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-47	RS-845/1	Bastu	Danga	0.003125 Acre	2,58,446/-	2,58,523/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-47	RS-845/3	Bastu	Danga	0.003125 Acre	2,58,446/-	2,58,523/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-47	RS-845/5	Bastu	Danga	0.003125 Acre	2,58,446/-	2,58,523/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	RS-47	RS-845/7	Bastu	Danga	0.003125 Acre	2,58,446/-	2,58,523/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	RS-86	RS-845/1	Bastu	Sahari	0.03375 Acre	27,91,216/-	27,92,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	RS-86	RS-845/3	Bastu	Sahari	0.03375 Acre	27,91,216/-	27,92,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L7	RS-86	RS-845/5	Bastu	Sahari	0.03375 Acre	27,91,216/-	27,92,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,

L8	RS-86	RS-845/7	Bastu	Sahari	0.03375 Acre	27,91,216/-	27,92,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L9	RS-47	RS-845/1	Bastu	Danga	0.00625 Acre	5,16,892/-	5,17,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L10	RS-47	RS-845/3	Bastu	Danga	0.00625 Acre	5,16,892/-	5,17,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L11	RS-47	RS-845/5	Bastu	Danga	0.00625 Acre	5,16,892/-	5,17,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L12	RS-47	RS-845/7	Bastu	Danga	0.00625 Acre	5,16,892/-	5,17,046/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L13	RS-48	RS-282/1	Bastu	Danga	0.0125 Acre	10,33,784/-	10,34,091/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			18.5Dec	153,00,000 /-	153,04,551 /-	
		Grand Total :			18.5Dec	153,00,000 /-	153,04,551 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri LALIT KUMAR AGARWAL (Presentant) 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: 04/05/2021 , Admitted by: Self, Date of Admission: 04/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2021 , Admitted by: Self, Date of Admission: 04/05/2021 ,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.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl 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: 71xxxxxxx4131 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 Shri LALIT KUMAR AGARWAL, Shri MRINAL AGARWAL			

Transfer of property for L1

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

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-1.25 Dec

Transfer of property for L2

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

Transfer of property for L3

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

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.3125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri LALIT KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec

On 04-05-2021

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

Presented for registration at 17:35 hrs on 04-05-2021, at the Private residence by Shri LALIT KUMAR AGARWAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,53,04,551/-

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

Execution is admitted on 04/05/2021 by 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

Indetified 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 04-05-2021 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

Indetified 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



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

On 07-05-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 1,53,060/- (A(1) = Rs 1,53,046/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,53,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2021 12:00AM with Govt. Ref. No: 192021220008661781 on 04-05-2021, Amount Rs: 1,53,060/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 503633898 on 04-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,71,339/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,66,339/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2303, Amount: Rs.5,000/-, Date of Purchase: 30/04/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2021 12:00AM with Govt. Ref. No: 192021220008661781 on 04-05-2021, Amount Rs: 10,66,339/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 503633898 on 04-05-2021, Head of Account 0030-02-103-003-02



Tsering Doma Bhutia
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 99882 to 99908

being No 071103697 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.05.13 17:39:16 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/05/13 05:39:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)