

4109/2020

I - 4023/2020



भक्तिनगर पश्चिम बंगाल WEST BENGAL  
 08/10/2020  
 09:15 P.M.  
 8. (2) 1257097/20  
 म.न. 39, 39, 39

Visit Commission Case No. 579/2020

F 443980

F 443980

Ramesh Kumar Agarwal

PLATINUM HEIGHTS

Partner

*(Handwritten signature)*



**DEED OF CONVEYANCE**

THIS INDENTURE IS MADE ON THIS THE 08TH DAY OF

OCTOBER 2020.

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

*(Handwritten mark)*

*(Handwritten signature)*

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

12 OCT 2020

SL. NO. 12521 Date 25, 9, 2020

PURCHASER Platinum Heights

Full Address Station Feeder Road, Siliguri

Total Value 5080/-

Stamp Purchased from JPG Treasury-1

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

Ramesh Kumar Agarnwal



973

Ramesh Kumar Agarnwal



974



PLATINUM HEIGHTS

*Hirani Das*  
Partner

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

08 OCT 2020

Lalit Kumar Agarnwal  
S/o Lt. Onkarlal Agarnwal  
Service Road, Siliguri  
P.O. & P.S. - Siliguri  
Dist: Darjeeling  
Pin: 734001

: 2 :

Area : 1/4<sup>th</sup> 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. )  
627 ( 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

Ramesh Kumar Agarwal

PLATINUM HEIGHTS

Mrinal Ch

Partner

**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 )

G.



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

08 OCT 2020

: 3 :

AND

*Ramesh Kumar Agarwal*

PLATINUM HEIGHTS

*Mahesh Ch*  
Partner

**SRI RAMESH KUMAR AGARWAL**, son of Late Onkarmal Agarwala, Indian by Nationality, Hindu by faith, Business by Occupation, residing at 261, Block-B, Lake Town, South Dum Dum, P.O. and P.S.-Lake Town, District-North 24 Parganas, PIN-700089, 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 assigns ) of the " **OTHER PART** ". ( I.T. PAN- ACMPA4055B )

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

*G.*

Ramesh Kumar Agarwal

PLATINUM HEIGHTS

Mohini Devi

Partner

: 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.

G.

Ramesh Kumar Agarwal

PLATINUM HEIGHTS

Partner

: 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 1/8<sup>th</sup> 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. A) AND WHEREAS the undivided 1/8<sup>th</sup> share of abovenamed SMT. ANURADHA AGARWAL in the aforesaid land measuring 0.84 Acres stood recorded in the aforesaid L.R. Khatian No.627 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.

G.

Ramesh Kumar Agarwal

PLATINUM HEIGHTS

Partner

B) AND WHEREAS abovenamed SMT. ANURADHA AGARWAL thereafter had transferred and made over physical possession of her entire undivided 1/8<sup>th</sup> share in the aforesaid land measuring 0.84 Acres, unto and in favour of abovenamed **SRI RAMESH KUMAR AGARWAL** (The Vendor of these presents), by virtue of two separate Gift Deeds, i) executed on 21-09-2020, being Document No.3677 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 99611 to 99633 and ii) executed on 24-09-2020, being Document No.3722 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 100247 to 100267, both the deeds registered in the Office of the A.D.S.R., Bhaktinagar.

V. AND WHEREAS by way of inheritance and by virtue of the aforesaid two separate Gift Deeds, being Document No.3677 and 3722, both for the year 2020, abovenamed **SRI RAMESH KUMAR AGARWAL** (The Vendor of these presents) became the absolute and exclusive owner of all that undivided 2/8<sup>th</sup> share (i.e. undivided 1/4<sup>th</sup> share) in the aforesaid land measuring 0.84 Acres having permanent, heritable and transferable right, title and interest therein.

VI. 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 1/4<sup>th</sup> share 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.

VII. 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.

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Ramesh Kumar Agamwal

PLATINUM HEIGHTS

Special Agent  
Partner

: 7 :

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 Vendor, by Cheque/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents, the Vendor do hereby grants full discharge to the Purchaser from the payment thereof and the Vendor do hereby assigns, sells, grants, conveys and transfers 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.

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 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 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.

G.

Ramesh Kumar Agamwal

PLATINUM HEIGHTS

Partner

: 8 :

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 his 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.

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.

G.

: 9 :

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.

### SCHEDULE

All that undivided 1/4<sup>th</sup> 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 <sup>th</sup> share transferred measures
627	845/1, 845/3, 845/5 and 845/7	86	544	0.10 Acres	0.025 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 1/4<sup>th</sup> share of 0.10 Acres hereby transferred measures 0.025 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*.

Ramesh Kumar Agamwal

PLATINUM HEIGHTS

Partner

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✓

G.

: 10 :

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

WITNESSES :

1. *Ramesh Kumar Agarwal*  
S/o Lt. Onkarnal Agarwal  
Sevoke Road, Siliguri.  
P.O. - Siliguri.  
P.S. - Siliguri.  
Dist. - Darjeeling.  
Pin - 734001.

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

*Ramesh Kumar Agarwal*

VENDOR

PLATINUM HEIGHTS

*Yashpal Singh*

Partner

PURCHASER

2.  
*Ravon Kumar Gauravale*  
S/o. Lt. Onkarnal Agarwal  
Sevoke Road,  
P.O. - Siliguri  
P.S. - Siliguri  
Dist - Darjeeling  
PIN - 734001

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.



Ramesh Kumar Agarwal

FINGER PRINTS OF SRI RAMESH KUMAR AGARWAL (VENDOR)

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



Mrinal Agarwal

Ramesh 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












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 07112001257627/2020

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

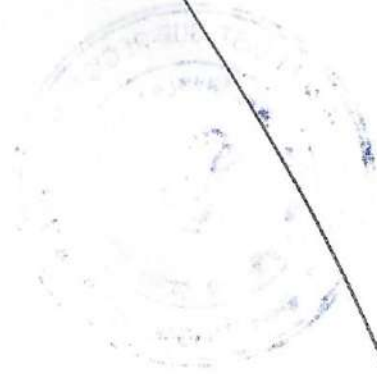
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri RAMESH KUMAR AGARWAL 261, Block-B, Lake Town, South Dum Dum, P.O:- Lake Town, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Seller			
2	Shri MRINAL AGARWAL Station Feeder Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [PLATINUM HEIGHTS M HEIGTS ]			 PLATINUM HEIGHTS Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Lalit Kumar Agarwal Son of Shri Onkarmal Agarwala C/o-Everest Carriers, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Shri RAMESH KUMAR AGARWAL, Shri MRINAL AGARWAL			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

Jalpaiguri, West Bengal



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACMPA4055B



नाम /NAME

RAMESH KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

ONKAR MAL AGARWALA

जन्म तिथि /DATE OF BIRTH

08-02-1963

हस्ताक्षर /SIGNATURE

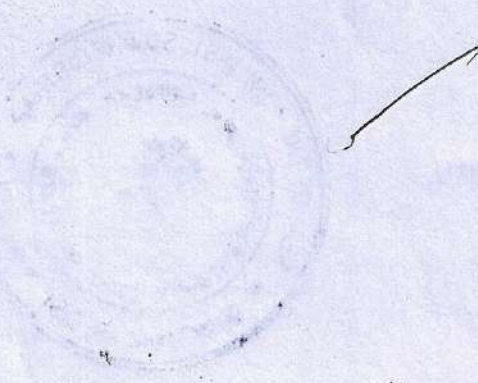
*Ramesh Kumar Agarwal*

*R. K. Agarwal*

असुकर आगुक्त, प. वं. 11

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

*Ramesh Kumar Agarwal*





भारत सरकार  
Government of India

Ramesh Kumar Agarwal  
DOB : 08/02/1963  
Male

8606 7665 8782

मेरा आधार, मेरी पहचान

Ramesh Kumar Agarwal

भारत सरकार  
Unique Identification Authority of India

Address: 261, BLOCK- B, LAKE  
TOWN., South Dum Dum (M) Lake  
Town, North 24 Parganas, West  
Bengal, 700089

8606 7665 8782

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

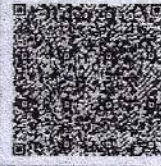
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAWFP9043L



नाम / Name  
PLATINUM HEIGHTS

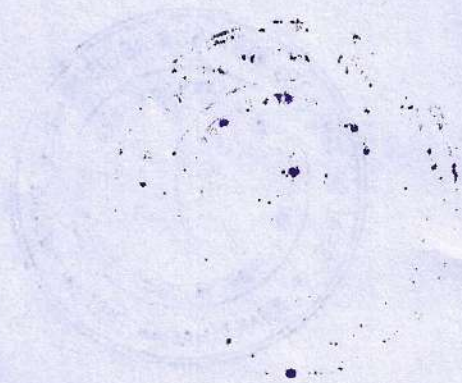
28012018

निर्माण/संस्थापना की तिथि  
Date Of Incorporation/Registration  
16/01/2018

PLATINUM HEIGHTS

*Manish Ag*

Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MRINAL AGARWAL

NARESH KUMAR AGARWAL

22/06/1985  
Permanent Account Number

AKSPA1033F

*Mrinal Ag*  
Signature



281 12007

*Mrinal Ag*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No 1215/10194/12504

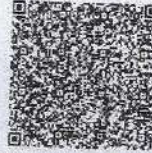
To,  
মুনাল আগরওয়াল  
Mrinal Agarwal  
CIGARETE COMPANY COMPOUND  
S.F ROAD  
SILIGURI ward NO.26  
Siliguri Bazar  
Siliguri Bazar Siliguri Darjeeling  
West Bengal 734005  
9635800677

17/12/2014

Ref: 522 / 24Y / 358999 / 359259 / P



SE356984895FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7138 5840 4131**

আধার - সাধারণ মানুষের অধিকার

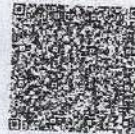


ভারত সরকার

Government of India



মুনাল আগরওয়াল  
Mrinal Agarwal  
পিতা : নরেশ কুমার আগরওয়াল  
Father : Naresh Kumar  
Agarwal  
প্রসঙ্গোক্তি / DOB : 22/06/1985  
পুরুষ / Male



**7138 5840 4131**

আধার - সাধারণ মানুষের অধিকার

*Mrinal Agarwal*



भारत सरकार  
GOVERNMENT OF INDIA



ललित कुमार आगारवाल /  
Lalit Kumar Agarwal  
जन्म मूल / Year of Birth : 1969  
पुरुष / Male



6406 5319 7221

आधार - साधारण मानुषेअ अधिकार

*Lalit Kumar Agarwal*



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:  
S/O Onkarmal Agarwal, एडवोकेट  
केरिअर, गार्ड नं. ११, सेवक  
रोड, बिगहट बांक अफ इंडिया,  
शिलिगुरी, दार्जिलिंग, राजगंज,  
जलपाईगुरी, पश्चिमबंग,  
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 120 1237

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1147  
Bengaluru-560 001

## Major Information of the Deed

Deed No :	I-0711-04023/2020	Date of Registration	12/10/2020
Query No / Year	0711-2001257627/2020	Office where deed is registered	
Query Date	03/10/2020 10:50:13 AM	0711-2001257627/2020	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832066961, 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-86	RS-845/1	Bastu	Sahari	0.00625 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,
<b>TOTAL :</b>					<b>2.5Dec</b>	<b>39,00,000 /-</b>	<b>39,39,396 /-</b>	
<b>Grand Total :</b>					<b>2.5Dec</b>	<b>39,00,000 /-</b>	<b>39,39,396 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri RAMESH KUMAR AGARWAL (Presentant )</b>            Son of Late Onkarmal Agarwala 261, Block-B, Lake Town, South Dum Dum, P.O:- Lake Town, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5B, Aadhaar No: 86xxxxxxxx8782, Status :Individual, Executed by: Self, Date of Execution: 08/10/2020            , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/10/2020            , Admitted by: Self, Date of Admission: 08/10/2020 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>PLATINUM HEIGHTS</b>            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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri MRINAL AGARWAL</b>            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)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Shri Lalit Kumar Agarwal</b>            Son of Shri Onkarmal Agarwala            C/o-Everest Carriers, Sevoke Road,            Siliguri, P.O:- Siliguri, P.S:- Siliguri,            Siliguri Mc, District:-Darjeeling, West            Bengal, India, PIN - 734001</p>			
Identifier Of Shri RAMESH KUMAR AGARWAL, Shri MRINAL AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Shri RAMESH KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RAMESH KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri RAMESH KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri RAMESH KUMAR AGARWAL	PLATINUM HEIGHTS-0.625 Dec



On 07-10-2020

**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/-



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

On 08-10-2020

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

Presented for registration at 21:15 hrs on 08-10-2020, at the Private residence by Shri RAMESH KUMAR AGARWAL, Executant.

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

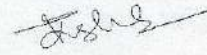
Execution is admitted on 08/10/2020 by Shri RAMESH KUMAR AGARWAL, Son of Late Onkarmal Agarwala, 261, Block-B, Lake Town, South Dum Dum, P.O: Lake Town, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business

Indetified by Shri Lalit Kumar Agarwal, , Son of Shri 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

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

Execution is admitted on 08-10-2020 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 Lalit Kumar Agarwal, , Son of Shri 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



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

On 12-10-2020

**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 39,408/- ( A(1) = Rs 39,394/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,408/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2020 2:44PM with Govt. Ref. No: 192020210102830731 on 03-10-2020, Amount Rs: 39,408/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 77805983 on 03-10-2020, 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 Stamp Rs 5,000/-, by online = Rs 2,31,384/-

### Description of Stamp

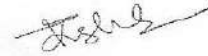
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 12521, Amount: Rs.5,000/-, Date of Purchase: 25/09/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/10/2020 2:44PM with Govt. Ref. No: 192020210102830731 on 03-10-2020, Amount Rs: 2,31,384/-,

Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 77805983 on 03-10-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 108262 to 108287

being No 071104023 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.10.12 14:18:38 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/10/12 02:18:38 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.

(This document is digitally signed.)