

3838/2020

I. (76+2020) 4035/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 28/09/2020
 11:30 AM
 (2) 1156893
 म. नं. 24, 1, 5304, 551/2

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

[Signature]
 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

28 SEP 2020

Pawan Kumar Jena

PLATINUM HEIGHTS
[Signature]
 Partner

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 28TH DAY OF
SEPTEMBER 2020.



G.

SL. NO. 11712 Date 21, 9, 2020
PURCHASER Platinum Heights
Full Address Station Feeder Road, Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

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



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

28 SEP 2020

Pawan Kumar Jand

PLATINUM HEIGHTS

Partner

Mrinal Ag

: 2 :

Area : 1/4th 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.)
626 (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 assigns) of the "**ONE PART**". (I.T. PAN- AAWFP9043L)

G.



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

28 SEP 2020

: 3 :

AND

SRI PAWAN KUMAR AGARWALA, 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 assigns) of the " **OTHER PART** ". (I.T. PAN- ACMPA4056C)

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.

Pawan Kumar Agarwala

PLATINUM HEIGHTS

Harind Ag
Partner

G:

Pawan Kumar Agarwal for note.

PLATINUM HEIGHTS

Agarwal
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.

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Pawan Kumar Agarwal

PLATINUM HEIGHTS

Ministry
Partner

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. A) AND WHEREAS the undivided $1/8^{\text{th}}$ share of abovenamed SMT. MEERA AGARWAL in the aforesaid land measuring 0.84 Acres stood recorded in the aforesaid L.R. Khatian Nos.626 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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B) AND WHEREAS abovenamed SMT. MEERA 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 PAWAN KUMAR AGARWALA** (The Vendor of these presents), by virtue of two separate Gift Deeds, i) executed on 21-09-2020, being Document No.3678 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 99634 to 99656 and ii) executed on 24-09-2020, being Document No.3720 for the year 2020, entered in Book-I, Volume No.0711-2020, Pages 100268 to 100288, 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.3678 and 3720, both for the year 2020, abovenamed **SRI PAWAN KUMAR AGARWALA** (The Vendor of these presents) became the absolute and exclusive owner of all that undivided $2/8^{\text{th}}$ share (i.e. undivided $1/4^{\text{th}}$ 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 $1/4^{\text{th}}$ 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.

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.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.

Pawan Kumar Agarwal

PLATINUM HEIGHTS

Agarwal
Partner

6.

Pawan Kumar Jena

PLATINUM HEIGHTS

Partner

Mohini Kishore

: 7 :

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 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.

6.

: 8 :

Ravon Kumar Jaiswal

PLATINUM HEIGHTS

Ravon Kumar Jaiswal
Partner

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.

Pawan Kumar Danda

PLATINUM HEIGHTS

Himal Ch
Partner

: 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

I. All that undivided 1/4th 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 th share transferred measures
626	845/1, 845/3, 845/5 and 845/7	47	333	0.05 Acres	0.0125 Acres
		86	544	0.54 Acres	0.135 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 1/4th 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 th share transferred measures
626	845/1, 845/3, 845/5 and 845/7	47	333	0.10 Acres	0.025 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 1/4th 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.

Pawan Kumar Janda

PLATINUM HEIGHTS

Partner

[Handwritten signature]

G:

: 11 :

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. *Subil Kumar Agarwal*
8/6 Lt. Onkarimal 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.

Pawan Kumar Agarwal

VENDOR

PLATINUM HEIGHTS

Maximal Ag
Partner

PURCHASER

2. *Ramesh Kumar Agarwal*
8/6 Lt. Onkarimal Agarwal .
P.O - Siliguri, Sevoke Rd.
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.



Pawan Kumar Agarwala

FINGER PRINTS OF SRI PAWAN KUMAR AGARWALA (VENDOR)

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



Mrinal

Pawan Kumar Agarwala

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					

Mrinal

SIGNATURE

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACMPA4056C



नाम /NAME

PAWAN KUMAR AGARWALA

पिता का नाम /FATHER'S NAME

ONKAR MAL AGARWALA

जन्म तिथि /DATE OF BIRTH

15-02-1960

हस्ताक्षर /SIGNATURE

Pawan Kumar Agarwal

[Handwritten Signature]

आयकर आयुक्त, पं. II

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

Pawan Kumar Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0664/20191/00586

To
Pawan Kumar Agarwala
S/O Onkarmal Agarwala
C/O- EVEREST CARRIERS, SEVOK ROAD OPPOSITE
OF DENA BANK,
Siliguri (M. Corp)
Siliguri
Siliguri Darjeeling
West Bengal 734001
9474030966

29/04/2014

116467175



ME164671752FH



आपका आधार क्रमांक / Your Aadhaar No. :

7342 4741 9886

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Pawan Kumar Agarwala
Father : ONKAR MAL AGARWAL
DOB : 15/02/1960
Male



7342 4741 9886

मेरा आधार, मेरी पहचान

Pawan Kumar Agarwala

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFP9043L

नाम / Name
PLATINUM HEIGHTS



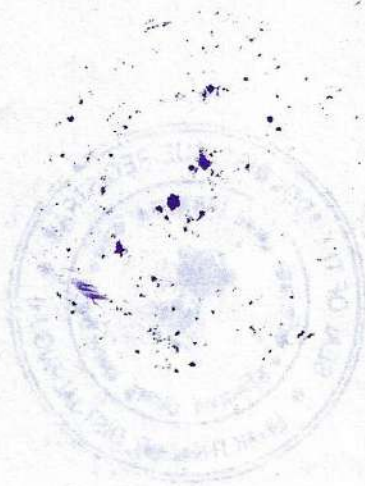
28012019

एपिस/28012019
Date of incorporation/formation
16/01/2019

PLATINUM HEIGHTS

Abhinav Singh

Partner




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MRINAL AGARWAL
NARESH KUMAR AGARWAL

22/06/1986
 Permanent Account Number

AKSPA1033F

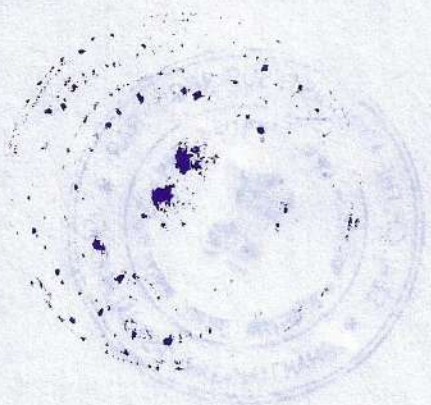

 28/11/2007

इस कार्ड को खोने / खोने पर कृपया सूचित करें / लौटाने /
 आयकर विभाग को सूचित करें, पता इस प्रकार
 5 की भोयल, मॉडल कॉलोनी, प्लॉट नं. 341, सर्वे नं. 997, 8,
 नोबल बंगला, नोबल कॉलोनी, मुंबई
 पिन - 411 016

*If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL,
 5th floor, Marine Square,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bunglow Chowk,
 Pune - 411 016*

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
 e-mail: inmns@nsdl.co.in


Mrinal Ag





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

• তালিকাভুক্তির আই ডি / Enrollment No 1215/10194/12504

To,
 মুনাল আগরওয়াল
 Minal 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

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

26Y / 358999



ভারত সরকার
Government of India



মুনাল আগরওয়াল
 Minal Agarwal
 পিতা : নারেশ কুমার আগরওয়াল
 Father: Naresh Kumar
 Agarwal
 জন্মতারিখ / DOB: 22/06/1985
 পুরুষ / Male



7138 5840 4131

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: সিগারেট কোম্পানি কমপাউন্ড, Address: CIGARETE COMPANY
 পোস্টেল ডিভিশন রোড, শিলিগুড়ি, ওয়েস্ট বেঙ্গল COMPOUND, S.F. ROAD,
 নং. 26, শিলিগুড়ি বাজার, শিলিগুড়ি, SILIGURI ward NO.26, Siliguri
 সিগুড়ি বাজার, পশ্চিম বঙ্গ, Bazar, Darjeeling, Siliguri Bazar,
 734005 West Bengal, 734005

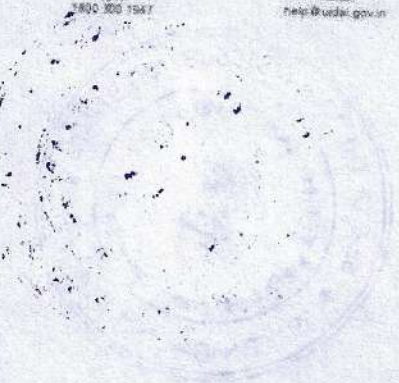
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 1800 300 1947


help@uidai.gov.in

www.uidai.gov.in

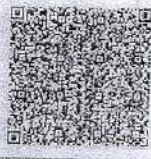
Minal Ag




भारत सरकार
GOVERNMENT OF INDIA



लालित कुमार आगारवाल
Lalit Kumar Agarwal
जन्म साल / Year of Birth : 1969
पुरुष / Male




6406 5319 7221

आधार - साधारण मानुषेअर अधिकार

Lalit Kumar Agarwal




भारतीय विशिष्ट परिचय प्राप्तिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
 S/O Onkarnal Agarwal, एडवारेन्ट
 केरियेअर, गवार्ड न.११, सेवरे
 रोड, बिमार्ड नरक अरु इन्डिया,
 सिमिगुडि, दार्जिलिग, राजजअर,
 सिमिगुडि, जलपागुडि, पश्चिमबंग,
 734001

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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-0711-04035/2020	Date of Registration	12/10/2020
Query No / Year	0711-2001196893/2020	Office where deed is registered	
Query Date	24/09/2020 6:47:51 PM	0711-2001196893/2020	
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/-		
Stamp duty 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)		



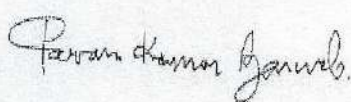
Land Details :

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	Name Shri PAWAN KUMAR AGARWALA (Presentant) Son of Late Onkarmal Agarwala Executed by: Self, Date of Execution: 28/09/2020 , Admitted by: Self, Date of Admission: 28/09/2020 ,Place : Office	Photo  28/09/2020	Finger Print  LTI 28/09/2020	Signature  28/09/2020
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.:: ACxxxxxx6C, Aadhaar No: 73xxxxxxxx9886, Status :Individual, Executed by: Self, Date of Execution: 28/09/2020 , Admitted by: Self, Date of Admission: 28/09/2020 ,Place : Office				

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.:: AAXxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 28/09/2020, Place of Admission of Execution: Office			
		Sep 28 2020 12:18PM	LTI 28/09/2020	28/09/2020
	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 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			
	28/09/2020	28/09/2020	28/09/2020
Identifier Of Shri PAWAN KUMAR AGARWALA, Shri MRINAL AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.3125 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.625 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.625 Dec

Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.625 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.3125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.3125 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.3125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-3.375 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri PAWAN KUMAR AGARWALA	PLATINUM HEIGHTS-0.625 Dec

Cn 28-09-2020

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

Presented for registration at 11:30 hrs on 28-09-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Shri PAWAN KUMAR AGARWALA ,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 28/09/2020 by Shri PAWAN KUMAR AGARWALA, 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 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

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

Execution is admitted on 28-09-2020 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 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

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 24/09/2020 7:17PM with Govt. Ref. No: 192020210093780771 on 24-09-2020, Amount Rs: 1,53,060/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 77386099 on 24-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

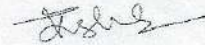
Certified that required Stamp Duty payable for this document is Rs. 10,71,339/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,66,339/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 11712, Amount: Rs.5,000/-, Date of Purchase: 21/09/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2020 7:17PM with Govt. Ref. No: 192020210093780771 on 24-09-2020, Amount Rs: 10,66,339/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 77386099 on 24-09-2020, Head of Account 0030-02-103-003-02

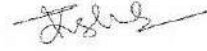


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

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.



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 108236 to 108261
being No 071104035 for the year 2020.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2020.10.12 14:16:52 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/10/12 02:16:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)