

1525/18

E 7297/18



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

E 444644

*Handwritten notes:*  
 20/11/2018  
 05:55 P.M.  
 S. 173292/12018  
 M.V. Rs 24.10.000/-

Visit Commission Case No. 2097/18

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

*Signature*  
 Adl. Dist. Sub-Registrar,  
 Bhakti Nagar, Jalpaiguri

22 NOV 2018

For ART REEVES EXIM (I) PVT. LTD.

*Niraj Kishor*

Director

**DEED OF CONVEYANCE**

Contd. /2

*Handwritten:*  
 R.H. A. J.  
 Adw 14



For ART REEVES EXIM (I) PVT. LTD.

*Niraj Jeciwala*

Director

THIS DEED OF CONVEYANCE IS MADE ON THIS  
THE  
20<sup>th</sup> DAY OF NOVEMBER  
TWO THOUSAND EIGHTEEN

**BETWEEN**

Contd. /3

Consideration	: Rs. 24,10,000/-
Area	: 4 Kathas
Plot No.	: 150/440 (R.S.)
Khatian No	: 143 (R.S.)
Sheet No.	: 9
J.L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri
Within Gram Panchayat Area.	

**PRIME PROPERTY DEVELOPERS** (Having PAN No.AAWFP0763H), a Partnership firm, having its Office at Millennium Center, Opp. LIC Building, Sevoke Road, Siiguri, P.O. & P. S. Siliguri-734001, Dist. Darjeeling, W.B., represented by its Partners **1. SRI SANDEEP AGARWAL S/O SRI CHHABIL DASS AGARWAL AND 2. SMT. DOLLY AGARWAL W/O SRI SANDEEP AGARWAL**, Both are Indian by citizen, Hindu by religion, Business by occupation, residing at Premaangan, Panchwati Housing Complex, Sevoke Road, Jyoti Nagar, Ward No. 41, P.O. Sevoke Road-734001, P.S. Bhaktinagar, Dist. Jalpaiguri, W.B. **3. SRI NARESH PERIWAL S/O LATE MAHABIR PRASAD PERIWAL AND 4. SRI NITESH PERIWAL S/O LATE PRAYAG KUMAR PERIWAL**, Both are Indian by citizen, Hindu by religion, Business by occupation, residing at 453, Bidhan Road, Ward No. 11, P.O. Siliguri -734001, P.S. Siliguri, Dist. Darjeeling, W.B. , hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **FIRST PART.**



**AND**

**ART REEVES EXIM (I) PRIVATE LIMITED (**  
**Having PAN No. AAECA 2602 D)**, a company incorporated  
 under the Indian Companies Act, 1956, having its registered  
 office at 453, Bidhan Road, P.O. & P.S. Siliguri-734001, Dist  
 Darjeeling, represented by one its Director **SRI NIRAJ**  
**PERIWAL S/O LATE PRAYAG KUMAR PERIWAL**, Indian  
 by citizen, Hindu by religion, Business by occupation, residing  
 at 453, Bidhan Road, P.O. & P.S. Siliguri-734001, Dist Darjeeling,  
 W.B., hereinafter called the **VENDOR** (which expression shall  
 mean and include unless excluded by or repugnant to the  
 context its successors-in-office, executors, administrators, legal  
 representatives and /or assigns) of the **SECOND PART.**

**AND**

**SRI BALAK ROY** (Having PAN No.AZUPR9619P) **S/O**  
**LATE GHUMCHI ROY**, Hindu by Religion, Indian by  
 Citizenship, Business by Occupation, residing at Baikunthapally,  
 Ward No. 41, P.O. Sevoke Road-734001, P.S.Bhakti Nagar, Dist.  
 Jalpaiguri, hereinafter called the **CONFIRMING PARTY**  
 (which expression shall mean and include unless excluded by  
 or repugnant to the context their legal heirs, successors,  
 executors, administrators, legal representatives and /or assigns)  
 of the **THIRD PART.**

**AND**

**WHEREAS** the Vendor hereof, is the sole and absolute  
 owner of vacant land measuring 4 Kathas, appertaining to  
 and forming part of Plot No.150/440 (R.S.), recorded in Khatian  
 No. 143 (R.S.), Pargana - Baikunthapur, J. L. No. 2, Sheet  
 No. 9, of **Mouza - Dabgram**, J.L. No. 2, P. S. Bhaktinagar,  
 Dist. Jalpaiguri, by virtue of Deed of Sale being No.2103,

**Contd. /5**

22.12.20  
 ARLW/127

Dt. 09/06/2011, recorded in Book No. I, CD Volume No. 5, Pages 4098 to 4113, for the year 2011, registered in the office of Dist. Sub-Registrar, Jalpaiguri, Dist. Jalpaiguri, executed by Sri Nitesh Periwal S/o Late Prayag Periwal, residing at 453, Bidhan Road, P.O. & P.S. Siliguri-734001, Dist Darjeeling, W.B. as Constituted Attorney of Sri Hari Nath Paul and Sri Jagannath Paul both are Sons of Late Shambu Nath Paul, residing at Haiderpara, P.O.Haiderpara, P.S. Bhaktinagar, Dist. Jalpaiguri, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** the Vendor hereof, is the sole and absolute owner of vacant land measuring 8 Kathas, appertaining to and forming part of Plot No.150/440 (R.S.), recorded in Khatian No. 143 (R.S.), Pargana - Baikunthapur, J. L. No. 2, Sheet No. 9, of **Mouza - Dabgram**, J.L. No. 2, P. S. Bhaktinagar, Dist. Jalpaiguri, by virtue of Deed of Sale being No.2242, Dt. 16/06/2011, recorded in Book No. I, CD Volume No. 6, Pages 290 to 305, for the year 2011, registered in the office of Dist. Sub-Registrar, Jalpaiguri, Dist. Jalpaiguri, executed by Sri Nitesh Periwal S/o Late Prayag Periwal, residing at 453, Bidhan Road, P.O. & P.S. Siliguri-734001, Dist Darjeeling, W.B. as Constituted Attorney of Sri Hari Nath Paul and Sri Jagannath Paul both are Sons of Late Shambu Nath Paul, residing at Haiderpara, P.O.Haiderpara, P.S. Bhaktinagar, Dist. Jalpaiguri, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

**Contd. /6**

D.K. S. 17  
12/11/11



FOR THE NEEDS EXHIBITION LTD.  
 Nisarg Pectheral  
 THE OFFICE

**AND**

**WHEREAS** the Confirming party do hereby declare that he in his full sense and in his good health has surrender his claim of below scheduled land from today in favour of the Purchaser without any undue influence, coercion etc. and without any consideration from any body of bodies whatsoever and further declares that neither he nor any person or persons under him, will claim any right over the below scheduled land in future.

**AND**

**WHEREAS** the **VENDOR** being in need of money for its developmental plans has decided to sell its land measuring **4 Kathas** out of total land, as morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity) and accordingly circulated its intention in the locality, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** the **PURCHASER** being in need of land in the area where the plot of land of the **VENDOR** situates, relying on the aforesaid statements of the Vendor, has agreed to purchase the said below scheduled land of the Vendor at or for a price of Rs.24,10,000/- (Rupees Twenty Four Lacs Ten Thousand) only, free from all encumbrances and charges whatsoever.

**AND**

**Contd. /7**

Dr. K. A. J  
 Adv. 14/4

**WHEREAS** the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market, has firmly and finally decided and agreed to sell below scheduled land unto the **PURCHASER** at or for the price of Rs.24,10,000/- (Rupees Twenty Four Lacs Ten Thousand) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs.24,10,000/- (Rupees Twenty Four Lacs Ten Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under them, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

TRK & Co  
Advocate



The Vendor does hereby declare that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and they have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendor does hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendor shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor does hereby further declare that they at the request and costs of the Purchaser does execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendor by these presents.

Contd. /9

R.K.A.  
Adv.



Nitya Seniwala

**SCHEDULE****(LAND HEREBY SOLD BY THE VENDOR)**

All that piece and parcel of vacant Bastu land measuring **4 Kathas**, appertaining to and forming part of **Plot No. 150/440 (R.S.)**, recorded in **Khatian No. 143 (R.S.)**, of **Mouza - Dabgram**, J. L. No. 2, **Sheet No. 9 (R.S.)**, P.S. Bhaktinagar, Dist. Jalpaiguri, within Gram Panchayat Area.

**The aforesaid land is butted and bounded**  
**as follows :-**

- By the North - Land of part of Plot No. 150/440 (R.S.).  
 By the South - Land of Hari Nath Paul & Others.  
 By the East - Land of Balak Roy.  
 By the West - 60 ft. Wide Eastern Bye Pass Road.

Within the aforesaid butted and bounded the Vendor does hereby sold its land measuring **4 Kathas**, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

Contd. /10

INWITNESS WHEREOF THE VENDOR AND CONFIRMING PARTY HEREOF, have set and subscribed their respective hands on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES:-

- 1) Bhawanee Priobarna.  
 W/o Sri Bishwjit Barua.  
 Opposite Ashanagar  
 P/O Barotee road.  
 P/O BSNaktinagar.  
 Dist Jalpaiguri 784001
- 2) Jayant Lal Roy  
 Jyoti Barak Roy  
 Bankimthepally  
 Siliguri  
 BSNaktinagar,  
 Jalpaiguri

For ART REEVES EXIM (II) PVT. LTD.

Niraj Keeswal

Director

SIGNATURE OF THE VENDOR

*[Handwritten signature]*

SIGNATURE OF THE CONFIRMING PARTY

Prime Property Development

Sandeep Agarwal

Partner

PRIME PROPERTY DEVELOPMENT

Saty Agarwal

Partner

*[Handwritten note]*

PRIME PROPERTY DEVELOPERS

*Naveen Kumar*  
PRIME

PRIME PROPERTY DEVELOPERS

*[Handwritten Signature]*

SIGNATURE OF THE PURCHASER

Drafted and explained by me to  
parties & printed in my office :

*Rajesh Kumar Agarwal*

(Rajesh Kumar Agarwal)

Advocate, Siliguri

Enrollment No. F/119/384/98.

Contd. /12



**MONEY RECEIPT**

Received with thanks from the Purchaser hereof, a sum of Rs.24,10,000/- (Rupees Twenty Four Lacs Ten Thousand) only, paid by Cheque No. 5476 09 , dated 20/11/2018 of The South Indian Bank Ltd. Sevoke Road, Siliguri, as full and final payment in respect of sale of vacant Bastu land measuring **4 Kathas**, appertaining to and forming part of **Plot No. 150/440 (R.S.)**, recorded in **Khatian No. 143 (R.S.)**, of **Mouza - Dabgram, J. L. No. 2, Sheet No. 9 (R.S.)**, P.S. Bhaktinagar, Dist. Jalpaiguri, within Gram Panchayat Area.

For ART REEVES EXIM (I) PVT. LTD.

Nico [Signature]

Director

---

SIGNATURE OF THE VENDOR

# CLAIMANT FINGER PRINT SHEET



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

*Laxmi Aggarwal*

Signature of Presentant



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					











*Lolly Aggarwal*

Signature of Presentant

# CLAIMANT FINGER PRINT SHEET



*Naveen Kumar*











	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

PRIME PROPERTY DEPT

*Naveen Kumar*  
Signature of Presentant



*Naveen Kumar*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

PRIME PROPERTY DEPT

*Naveen Kumar*  
Signature of Presentant



EXECUTANT FINGER PRINT SHEET



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

FOR ART REQUISITION PVT. LTD.

Niyaj Rezaul

Director

Signature of presentant

# EXECUTANT FINGER PRINT SHEET



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Handwritten signature in Urdu script.

\_\_\_\_\_  
Signature of presentant







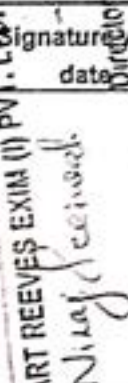

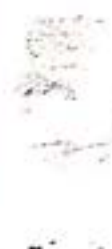
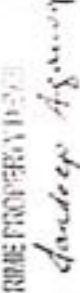
Government of West Bengal

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 07110001732921/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Balak Roy Baikunthapally, Ward No.41, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siligun Mc, District:- Jalpaiguri, West Bengal, India. PIN - 734001	Seller			
2	Mr Niraj Perival 453, Bidhan Road, Siliguri, P.C:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [ART REEVES EXIM I PRIVATE LIMITED]			 ART REEVES EXIM (I) PVT. LTD. Niraj Perival
3	Mr Sandeep Agarwal 2.5 Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Represent ative of Buyer [PRIME PROPER TY DEVELOP ERS]			 PRIME PROPERTY DEVELOPERS Sandeep Agarwal



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Dolly Agarwal Premaangan, Panchwati Housing Complex, Jyotnagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Represent ative of Buyer [PRIME PROPER TY DEVELOP ERS]			PRIME PROPERTY DEVELOPERS Dolly Agarwal
5	Mr Naresh Periwal 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [PRIME PROPER TY DEVELOP ERS]			PRIME PROPERTY DEVELOPERS Naresh Periwal
6	Mr Nitesh Periwal 453, Bidhan Market, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [PRIME PROPER TY DEVELOP ERS]			PRIME PROPERTY DEVELOPERS Nitesh Periwal

Sl No.	Name and Address of Identiflor	Identiflor of	Signature with date
1	Mr Shankprlo Barua Son of Mr Biswaljit Barua Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Silliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Mr Balak Roy, Mr Niraj Periwal, Mr Sandeep Agarwal, Mrs Dolly Agarwal, Mr Naresh Periwal, Mr Nitesh Periwal	<i>Shankar Prlo Barua</i>

(Tapash Kanti Ghosh)

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

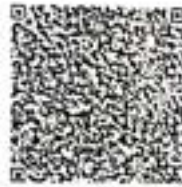
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAWFP0763H



पंजी नाम  
PRIME PROPERTY DEVELOPERS

पंजी/पंजीन तारीख  
Date of Incorporation / Formation  
19/06/2018

12072018

PRIME PROPERTY DEVELOPERS

Sandeep Agarwal





भारत सरकार  
GOVERNMENT OF INDIA



नाम: डॉ. अरुण  
Doty Agarwal  
जन्म तिथि: DOB 02.03.1976  
लिंग: FEMALE



3975 2955 8009

आधार कार्ड: साधारण मानव संसाधन अधिकार

भारत सरकार  
DIRECTOR GENERAL OF EMPLOYMENT SECURITY  
GOVERNMENT OF INDIA

पता:	Address
W/O सत्यजीत कुमार, सेक्टर-1, प्रेमनगर, 2nd मंज, सेक्टर-1, राव अटो-कॉम्प्लेक्स (पंचसुख होस्टल कॉम्प्लेक्स), ज्योति नगर, वार्ड नं. 41, साँगुन (M Corp), जबपुर, पश्चिम बंगाल, 744001	W/O Sandeep Agarwal, Premnagan, 2nd Mnc, Sector Road, Ravi Auto Complex (Panchsuk Housing Complex), Jyoti Nagar, Ward No. 41, Saigun (M Corp), Jabpur, West Bengal, 744001

भारत सरकार  
2023

*Solly Agarwal*



ভারত সরকার  
Government of India



নাম Sandeep Agarwal  
পিতা/পিতৃ নাম/পিতৃ নাম  
Father's Name: Chandan Datta Agarwal

মোবাইল নম্বর  
Mobile No.

5906 9222 4001



আধার - সাধারণ মানুষের অধিকার

*Sandeep Agarwal*



ভারত সরকার  
Government of India

ভারত সরকার  
Government of India  
সংসদ ভবন, লোক সভা ভবন  
সংসদ ভবন, লোক সভা ভবন  
সংসদ ভবন, লোক সভা ভবন

Address PREMANCAN  
PANCHMUTI HOUSING  
COMPLEX, SEVOKE  
ROAD, JYOTI NAGAR  
WARD NO 41, Sevoke,  
corp 1 Jalpaiguri, Sevoke  
Pin-17 West Bengal- 734001

5906 9222 4001



*Sandeep Agarwal*



भारत गणराज्य  
भारत गणराज्य



নরেশ পেরিওয়াল  
NARESH PERIWAL  
পিতা : মহাবীর প্রসাদ পেরিওয়াল  
Father : Mahabir Prasad Periwai  
জন্মতারিখ / DOB : 24/09/1961  
পুলক / Male



8215 3550 9022

আধার - সাধারণ মানুষের অধিকার

*Naresh Periwai*



ভারত গণরাষ্ট্রের অধিকার  
Authority of India

ঠিকানা:  
গিটানজলি জেউয়েলস 453, বিধান  
রোড উয়ার্ড নং. 11, দিলিগুরি,  
দিলিগুরি (পৌরসভা), দার্জিলিং,  
দিলিগুরি, পশ্চিম বঙ্গ, 734001

Address:  
GITANJALI JEWELS 453,  
BIDHAN ROAD WARD NO. 11,  
SILIGURI, Siliguri (M. Corp),  
Darjeeling, Siliguri, West Bengal,  
734001



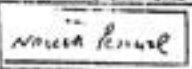
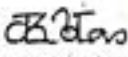
8215 3550 9022

1847  
1800 200 1847

www.uidai.gov.in

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	<b>स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER</b> <b>AFHPP8235J</b>	
	<b>नाम / NAME</b> <b>NARESH PERIWAL</b>	
	<b>पिता का नाम / FATHER'S NAME</b> <b>MAHABIR PRASAD PERIWAL</b>	
	<b>जन्म तिथि / DATE OF BIRTH</b> <b>24-08-1961</b>	
<b>हस्ताक्षर / SIGNATURE</b> 	 <b>असुरत आयुक्त, प.प्र. XI</b> <b>COMMISSIONER OF INCOME-TAX, W.B. XI</b>	

*Naresh Periwal*

इस कार्ड के लो / फिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
 आयुक्त आवकर आयुक्त (प्रवृत्ति एवं तकनीकी),  
 पी-7,  
 पी.पी. इलाहाबाद,  
 पिनकोड - 700 009.

In case this card is lost/damaged, kindly inform/return to the issuing authority.  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,


004



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NITESH PERIWAL  
PRAYAG KUMAR PERIWAL  
04/12/1983

Permanent Account Number  
ACHPP1487B

  
Signature

*Periwal*





भारत सरकार  
Government of India



নিতেশ পেরিওয়াল  
NITESH PERIWAL  
পিতা : প্রয়াগ পেরিওয়াল  
Father : Prayag Periwal  
অনুষ্ঠানিক / DOB : 04/12/1983  
পুরুষ / Male



8270 0350 6250

আধার - সাধারণ মানুষের অধিকার



ভারতীয় সঞ্চালকালয়  
Communication Authority of India

ঠিকানা:  
453 বিধান রোড, শিলিগুরি,  
ওয়ার্ড নং 11, শিলিগুরি  
(মৌজা), শিলিগুরি, দার্জিলিং,  
পশ্চিম বঙ্গ, 734001.

Address:  
453 BIDHAN ROAD, SILIGURI,  
WARD NO 11, Siliguri (M. Corp).  
Siliguri, Darjeeling, West Bengal,  
734001.

8270 0350 6250



1800 121 121



www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ART REEVES EXIM (PRIVATE)  
LIMITED

15/07/1998

AAECAG089L

For ART REEVES EXIM (I) PVT. LTD.  
*Niraj Keswal*  
Director

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Service Unit, I/T/ITM,  
Plot No. 3, Sector 11, CBD Helapur,  
Navi Mumbai - 400 614.  
आयकर पैन सेवा युनिट, I/T/ITM,  
प्लॉट नं. 3, सेक्टर 11, सीडी बी हेलपुर,  
नवी मुंबई - 400 614.



आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA  
BALAK ROY  
GHUMCHI ROY  
15/07/1939  
Permanent Account Number  
AZUPR9619P  
Signature



बलक रॉय

...





ELECTION COMMISSION OF INDIA

নির্বাচন নিয়ন্ত্রণ কমিশন

IDENTITY CARD  
পরিচয় কার্ড

WB/03/021/090199



Elector's Name : Roy Balak  
 নির্বাচক নাম : রায় বালক  
 Father/Mother/  
 Husband's Name : Ghumachi  
 পিতা/মাতা/স্বামীর নাম : ঘুমচি  
 Sex : Male  
 লিঙ্গ : পুরুষ  
 Age as on 1-1-95 : 56  
 1-1-95-এ বয়স : ৫৬

স্বাক্ষর

Address :  
 Jyotinaga-(part)  
 Dabgram  
 Bhaktinagar  
 ঠিকানা:  
 জ্যোতিনগর(আংশিক)  
 দাবগ্রাম  
 ভক্তিগর

Facsimile Signature of  
 Electoral Registration Officer:  
 নির্বাচক-নিবন্ধন অফিসার  
 For Rajganj Assembly Constituency  
 রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place : Sadar, Jalpaiguri  
 স্থান : সদর, জলপাইগুড়ি  
 Date : 27-3-95  
 তারিখ : ২৭-৩-৯৫

## Major Information of the Deed

Deed No :	I-0711-07297/2018	Date of Registration	22/11/2018
Query No / Year	0711-0001732921/2018	Office where deed is registered	
Query Date	15/11/2018 8:24:29 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal Nehru Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9434093380, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 10], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 24,10,000/-	Rs. 24,10,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,20,610/- (Article:23)	Rs. 24,177/- (Article:A(1), E, E)		
Remarks			

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9

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-150/440	RS-143	Bastu	Sahari	4 Katha	24,10,000/-	24,10,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6.6Dec	24,10,000 /-	24,10,000 /-	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>ART REEVES EXIM I PRIVATE LIMITED</b> 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAECA6089L, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Mr Balak Roy</b> Son of Late Ghumchi Roy Baikunthapally, Ward No.41, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZUPR9619P, Status :Confirming Party, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-07297/2018-22/11/2018



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRIME PROPERTY DEVELOPERS</b> Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: AAWFP0763H, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Niraj Periwal (Presentant )</b> Son of Late Prayag Kumar Periwal 453, Bidhan 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, Status : Representative, Representative of : ART REEVES EXIM PRIVATE LIMITED (as Director)
2	<b>Mr Sandeep Agarwal</b> Son of Mr Chhabil Dass Agarwal 2.5 Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as Partner)
3	<b>Mrs Dolly Agarwal</b> Wife of Sandeep Agarwal Premaangan, Panchwati Housing Complex, Jyotinagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as Partner)
4	<b>Mr Naresh Periwal</b> Son of Late Mahabir Prasad Periwal 453, Bidhan 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, Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as Partner)
5	<b>Mr Nitesh Periwal</b> Son of Late Prayag Kumar Periwal 453, Bidhan Market, 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, Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as Partner)

**Identifier Details :**

**Name & address**

Mr Shankar Barua  
Son of Mr. Bijayjit Barua  
Upper Barua Nagar, 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Balak Roy, Mr Niraj Periwal, Mr Sandeep Agarwal, Mrs Dolly Agarwal, Mr Naresh Periwal, Mr Nitesh Periwal

Major Information of the Deed :- I-0711-07297/2018-22/11/2018

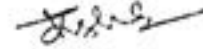
Sl.No	From	To. with area (Name-Area)
1	ART REEVES EXIM I PRIVATE LIMITED	PRIME PROPERTY DEVELOPERS-6.6 Dec

## Endorsement For Deed Number : I - 071107297 / 2018

On 19-11-2018

## 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 24,10,000/-



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

On 20-11-2018

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

Presented for registration at 17:55 hrs on 20-11-2018, at the Private residence by Mr Niraj Periwal ..

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

Execution is admitted on 20/11/2018 by Mr Balak Roy, Son of Late Ghumchi Roy, Baikunthapally, Ward No.41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, 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 20-11-2018 by Mr Niraj Periwal, Director, ART REEVES EXIM I PRIVATE LIMITED (Private Limited Company), 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001. by caste Hindu, by profession Business

Execution is admitted on 20-11-2018 by Mr Sandeep Agarwal, Partner, PRIME PROPERTY DEVELOPERS (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Major information of the Deed :- I-0711-07297/2018-22/11/2018



Execution is admitted on 20-11-2018 by Mrs Dolly Agarwal, Partner, PRIME PROPERTY DEVELOPERS (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 20-11-2018 by Mr Naresh Periwal, Partner, PRIME PROPERTY DEVELOPERS (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 20-11-2018 by Mr Nitesh Periwal, Partner, PRIME PROPERTY DEVELOPERS (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

*Handwritten signature*

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

On 22-11-2018

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admitted 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 24,177/- ( A(1) = Rs 24,100/- , E = Rs 77/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,177/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2018 12:00AM with Govt. Ref. No: 192018190307495442 on 19-11-2018, Amount Rs: 24,177/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90013318 on 20-11-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,20,610/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,15,610/-

**Description of Stamp**

1. Stamp Type: Court Fees, Amount: Rs.10/-
2. Stamp Type: Impressed, Serial no 1679, Amount: Rs.5,000/-, Date of Purchase: 19/11/2018, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2018 12:00AM with Govt. Ref. No: 192018190307495442 on 19-11-2018, Amount Rs: 1,15,610/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90013318 on 20-11-2018, Head of Account 0030-02-103-003-02

*Handwritten signature*

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

Major Information of the Deed :- I-0711-07297/2018-22/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 170748 to 170785  
being No 071107297 for the year 2018.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.11.22 17:40:53 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 22-11-2018 17:39:44  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)