

I - 4676/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 460016

E 460016

পশ্চিমবঙ্গ পশ্চিম
১৩/০৭/২০১৭
০৬:৩০ P.M.
৯.১১২০৪৩/২০১৭
M.V. Rs 1,95,00,000/-

certified that the Document submitted for
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document

Adml. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

Gelind Kamer Agard

Appl. Acoust.

Taren Kumar Agarwal

PLATINUM HEIGHTS

Younis / Partner



15 JUL 2019

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 13TH DAY OF

July 2019.

Visit Commission Case No. 1204/19

1204 | 19

00/SE NO. 14696 Date 5.7.2019

PURCHASER Platinum Heights

Full Address Station Feeder Road, Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



RB

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSH Office, Rajganj, Jalpaiguri

Golind Kumar Agarwal



2352

Golind Kumar Agarwal



2353

Ajit Pd. Agarwal



2354

Tarun Kumar Agarwal



2355



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

13 JUL 2019

PLATINUM HEIGHTS

Harinal

Partner

Xav Kr. Agarwal
Son of Late Hemchandra Agarwal
Nabin Sen Road, Siliguri
P.O. & P.S. - Siliguri
Dist: Darjeeling

Golind Kumar Agarwal
Ajit Pd. Agarwal
Tarun Kumar Agarwal

PLATINUM HEIGHTS

Partner

: 2 :

Area : 3/10th share in the land measuring 0.73 Acres
Plot Nos. : 47, 48, 85 and 86 (R.S.)
333, 334 and 545, (L.R.)
Khatian Nos. : 845/1, 845/3, 845/5, 845/7, 282/1
and 285/1(R.S.)
619 622 and 623 (L.R.)
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 5 (R.S.)
5 (L.R.)
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.1,95,00,000.00

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).

6/



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

13 JUL 2019

Gobind Kumar Agarwal
Ajit Prasad Agarwal
Tarun Kumar Agarwal

PLATINUM HEIGHTS

Manish Aggarwal
Partner

: 3 :

AND

1. SRI GOBIND KUMAR AGARWALA, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at P-175, Block-A, 2nd Floor, Flat-2A and 2B, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, District- North 24 Paraganas, PIN- 700055, in the State of West Bengal (I.T. PAN- ADAPA3617L),

2. SRI AJIT PRASAD AGARWALA, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at 329, Block-A, Bangur Avenue, South Dumdum, Jessore Road, P.O.- Bangur Avenue, P.S.- Lake Town, District-North 24 Paraganas, PIN - 700055, in the State of West Bengal (I.T. PAN -ACVPA5734A),

3. SRI TARUN KUMAR AGARWAL, son of Late Nemchand Agarwalla alias Nemichand Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, residing at 48/3, Balaji Apartment, Jessore Road, Tulsi Dhaam, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, District - North 24 Paraganas, PIN - 700055, in the State of West Bengal (I.T. PAN -ACVPA7375D),

hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**".

Co.

Gopal ———— Sri Ram Kumar Agarwala
 Aft ———— Sd. Agarwala
 Tara ———— Kumar Agarwal

: 4 :

PLATINUM HEIGHTS

Narmada ———— Partner
 Sd. Partner

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

B) AND WHEREAS abovenamed Smt. Santi Debi alias Shanti Debi Agarwalla, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.875 Acres, out of the aforesaid land, unto and in favour of Smt. Narmada Debi Agarwalla, wife of Nemchand Agarwalla alias Nemichand Agarwal, by virtue of Sale Deed, Dated 04-05-1972, being Document No.2234 for the year 1972, entered in Book-I, Volume No.88, Pages 286 to 294, registered in the Office of the Registrar of Assurances, Calcutta.

Gobind Kumar Agarwal
Ajit Prasad Agarwala
Tarun Kumar Agarwal

: 5 :

PLATINUM HEIGHTS

Partner

Urmila Agarwal

C) AND WHEREAS abovenamed Narmada Devi Agarwalla and her husband- Nemchand Agarwalla alias Nemichand Agarwal, died intestate leaving behind their sons-Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal and Sri Kush Kumar Agarwala and daughters- Smt. Bela Sureka, wife of Mukesh Kumar Sureka, Smt. Koushlya Makharia, wife of Anand Kumar Makharia and Smt. Urmila Agarwala, wife of Shailendra Agarwala, as their only legal heirs to inherit the aforesaid land measuring 0.875 Acres.

II. AND WHEREAS by way of inheritance abovenamed Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal, Sri Kush Kumar Agarwala, Smt. Bela Sureka, Smt. Koushlya Makharia and Smt. Urmila Agarwala, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.875 Acres.

III. AND WHEREAS all that land measuring 0.0475 Acres out of the aforesaid land measuring 0.875 Acres stands embedded in road and as such abovenamed Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal, Sri Kush Kumar Agarwala, Smt. Bela Sureka, Smt. Koushlya Makharia and Smt. Urmila Agarwala became the sole, absolute and exclusive owners of all that land measuring 0.83 Acres, each having undivided $1/10^{\text{th}}$ share in it, having permanent, heritable and transferable right, title and interest therein.

6.

Gobind Kumar Agarwal
Ajit Prasad Agarwal
Tarun Kumar Agarwal

: 6 :

PLATINUM HEIGHTS

Vinod K. Partner

IV. AND WHEREAS the aforesaid land measuring 0.83 Acres was recorded in the record of rights, in the name of Sri Gobind Kumar Agarwala, Sri Madan Gopal Agarwala, Sri Gopal Prasad Agarwala, Sri Ajit Prasad Agarwala, Sri Tarun Kumar Agarwal, Sri Lav Kumar Agarwal and Sri Kush Kumar Agarwala in L.R. Khatian Nos.619, 620, 621, 622, 623, 624 and 625, respectively, comprising of L.R. Plot Nos.333, 334 and 545, 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.

V. AND WHEREAS **SRI GOBIND KUMAR AGARWALA, SRI AJIT PRASAD AGARWALA** and **SRI TARUN KUMAR AGARWAL**, all sons of Late Nemchand Agarwalla alias Nemichand Agarwal (The Vendors of these presents) hereby confirms that the 3/10th share of Smt. Bela Sureka, wife of Mukesh Kumar Sureka, Smt. Koushlya Makharia, wife of Anand Kumar Makharia and Smt. Urmila Agarwala, wife of Shailendra Agarwala, in the aforesaid land measuring 0.83 Acres stands proportionately recorded in the abovementioned L.R. Khatian Nos.619, 620, 621, 622, 623, 624 and 625.

VI. AND WHEREAS **SRI GOBIND KUMAR AGARWALA, SRI AJIT PRASAD AGARWALA** and **SRI TARUN KUMAR AGARWAL**, all sons of Late Nemchand Agarwalla alias Nemichand Agarwal (The Vendors of these presents), have now firmly and finally decided to sell and have offered for sale to the Purchaser all that 3/10th share in all that piece or parcel of land measuring 0.73 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only.

Co.

Golind Kumar Agarwal

Ajit K. Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Partner

Hindal

: 7 :

VII. AND WHEREAS the Purchaser being in need of a suitable property and finding the Scheduled Land in close vicinity to the locality where it intends to purchase a property, and considering the price so offered by the Vendors as fair, reasonable and highest has agreed to purchase from the Vendors the Scheduled Land for a consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,95,00,000.00 (Rupees One Crore Ninety Five Lakhs) only paid by the Purchaser to the Vendors, by Cheque/RTGS, the receipt of which is acknowledged by the Vendors by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled land and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

6.

Galind Kumar Agarwal
Ajit D. Agarwal
Tarun Kumar Agarwal

PLATINUM HEIGHTS

Mahesh Chandra, Partner

: 8 :

That the Vendors further covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the Scheduled Land or any part thereof in future, the Vendors shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendors shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

That the Vendors further covenant that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendors or any of their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

That the Vendors further covenant to handover in favour of the Purchaser the uninterrupted, peaceful and vacant possession of the Scheduled Land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That the Vendors declare that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

6.

Golind Kumar Agarwal
Ajith Agarwal
Tarun Kumar Agarwal

PLATINUM HEIGHTS

Myra 1/4 Partner

: 9 :

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

That the Vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled land conveyed at the cost of the Purchaser.

SCHEDULE

- I) All that undivided 3/10th share in all that piece or parcel of vacant land measuring 0.58 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 No.	R.S. Plot No.	L.R. Plot No.	Total Area of Land	3/10 th share transferred measures
619, 622 and 623	845/1, 845/3, 845/5 and 845/7	47	333	0.02 Acres	0.006 Acres
	282/1	48	334	0.04 Acres	0.012 Acres
	285/1	85	545	0.16 Acres	0.048 Acres
	845/1, 845/3, 845/5 and 845/7	86	545	0.36 Acres	0.108 Acres
				0.58 Acres	0.174 Acres

for undivided share

of R. Agarwal

for undivided share

PLATINUM HEIGHTS

Agarwal Partner

: 10 :

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

- By North - Land of Sri Ramesh Kumar Agarwal & Others,
By South - Sold Land of Smt. Santi Debi alias Shanti Debi Agarwalla,
By East - Land of the Vendors & Others,
By West - 33 Feet wide unmentioned Road.

II) All that undivided 3/10th 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 No.	R.S. Plot No.	L.R. Plot No.	Total Area of Land	3/10 th share transferred measures
619, 622 and 623	845/1, 845/3, 845/5 and 845/7	47	333	0.10 Acres	0.03 Acres
	282/1	48	333	0.02 Acres	0.006 Acres
	282/1	48	334	0.03 Acres	0.009 Acres
				0.15 Acres	0.045 Acres

Gauri K. Agarwal

Ajit B. Agarwal

Tarun Kumar Agarwal

PLATINUM HEIGHTS

Partners

: 11 :

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

- By North - Land of Sri Ramesh Kumar Agarwal & Others,
By South - Sold Land of Smt. Santi Debi alias Shanti Debi Agarwalla,
By East - 33 Feet wide unmentioned Road,
By West - Vacant land of R.S. Plot No.36.

The undivided $\frac{3}{10}$ th share of 0.73 Acres hereby transferred in total measures 0.219 Acres [i.e., 0.174 Acres + 0.045 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*.

: 12 :

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

WITNESSES

1. Law Kr. Agarwal
Son of Late Nemchand Agarwal
Nabin Sen Road, Siliguri
P.O. & P.S - Siliguri
Dist: Darjeeling

The contents of this document have been gone through and understood personally by the Vendors and the Purchaser.

Goleish Kumar Agarwal

Ajit Pd. Agarwal

Tarun Kumar Agarwal

2. Koushlya Makharia.
W/O Shree Anand Kumar Makharia.

36/2 B Ramkrishan samadhi Road

Kolkata - 700034

PO - Kankurgachi

PS - PhoolBhagn

Dist - Kolkata

VENDORS

PLATINUM HEIGHTS

Meenal Agarwal
Partner

PURCHASER

Drafted as per the instructions of the parties and explained the contents to them and printed in my office.

Rahul Kedia

Rahul Kedia

Advocate, Siliguri

Enr.No.F/1379/1449/2017.



Gobind Kumar Agarwala

FINGER PRINTS OF SRI GOBIND KUMAR AGARWALA (VENDOR)

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



Ajit Prasad Agarwala

Gobind Kumar Agarwala
SIGNATURE

FINGER PRINTS OF SRI AJIT PRASAD AGARWALA (VENDOR)

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

Ajit Prasad Agarwala
SIGNATURE



Tarun Kumar Agarwal

FINGER PRINTS OF SRI TARUN KUMAR AGARWAL (VENDOR)

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

Tarun Kumar Agarwal
SIGNATURE

FINGER PRINTS OF

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

SIGNATURE

Mrinal Agarwal



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

SIGNATURE Partner

FINGER PRINTS OF

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

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 07110001112083/2019

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	Shri GOBIND KUMAR AGARWALA P-175, Bangur Avenue, Block/Sector: A, 2nd Floor, Flat No: 2A and 2B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri AJIT PRASAD AGARWALA 329, South Dumdum, Jessore Road, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Seller			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri TARUN KUMAR AGARWAL 48/3, Jessore Road, Tulsi Dhaam, Bangur Avenue,, Block/Sector: Balaji Apartment, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Seller			Tarun Kumar Agarwal
4	Shri MRINAL AGARWAL Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [PLATINUM HEIGHTS M]			PLATINUM HEIGHTS Mrinal Agarwal Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri LAV KUMAR AGARWAL Son of Late, Nemchand Agarwalla Alias Nemichand Agarwal Nabin Sen Road, Siliguri,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Shri GOBIND KUMAR AGARWALA, Shri AJIT PRASAD AGARWALA, Shri TARUN KUMAR AGARWAL, Shri MRINAL AGARWAL			Lav K. Agarwal

(Tapash Kanti Ghosh)

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOBIND KUMAR AGARWALA

NEMCHAND AGARWALA

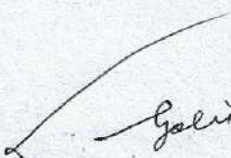
24/07/1960

Permanent Account Number

ADAPA3617L


Signature



 Gobind Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJIT PRASAD AGARWALA

NEEM CHAND AGARWALA

24/10/1967

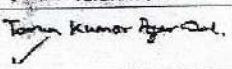
Permanent Account Number

ACVPA5734A

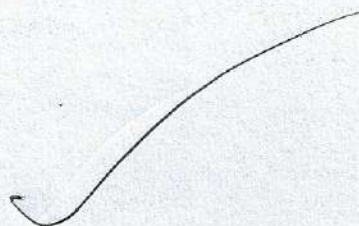

Signature



Ajit Pd. Agarwala

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACVPA7375D	
	नाम /NAME	TARUN KUMAR AGARWAL
	पिता का नाम /FATHER'S NAME	NEMICHAND AGARWAL
	जन्म तिथि /DATE OF BIRTH	03-06-1970
हस्ताक्षर /SIGNATURE		आयकर अधिकारी, प.ब.-XI
		COMMISSIONER OF INCOME-TAX, W.B. - XI

Tarun Kumar Agarwal





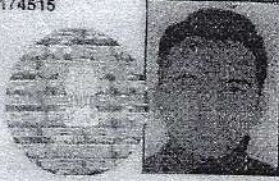
PLATINUM HEIGHTS

Yashpal Singh
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515



নির্বাচকের নাম : মৃণাল আগরওয়াল
Elector's Name : Mrinal Agarwal

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

লিঙ্গ/Sex : পুরুষ / M

জন্ম তারিখ : 22/06/1985
Date of Birth :

XEQ1174515

ঠিকানা:

স্টেশন ফিডার রোড, শিলিগুড়ি মিউনিসিপাল কর্পোরেশন,
শিলিগুড়ি, দার্জিলিং-734005

Address:

STATION FEEDER ROAD, SILIGURI(M
CORP.), SILIGURI, DARJEELING-734005

Date: 13/01/2017

26 - শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্ট নাম
ভেঙা ও একই নথিতে নতুন স্থানে পরিচয়পত্র পাঠানোর
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

141 / 226

Mrinal Ag



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/91412/41041

To
LAV KUMAR AGARWAL
লাভ কুমার আগরওয়াল
NABIN SEN ROAD
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001

10/03/2014



KL820534496FT

82053449



আপনার আধার সংখ্যা / Your Aadhaar No. :

2485 2895 1620

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



লাভ কুমার আগরওয়াল
LAV KUMAR AGARWAL
পিতা : নেম চাঁদ আগরওয়াল
Father : Nem Chand Agarwal

জন্মতারিখ/DOB: 31/12/1973
পুরুষ / Male

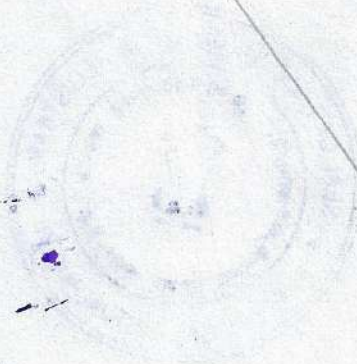
2485 2895 1620



আধার - সাধারণ মানুষের অধিকার

Lav kr. Agarwal

Jalpaiguri, West Bengal



Major Information of the Deed

Deed No :	I-0711-04676/2019	Date of Registration	15/07/2019
Query No / Year	0711-0001112083/2019	Office where deed is registered	
Query Date	11/07/2019 10:55:23 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MRINAL AGARWAL Station Feeder Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9635800677, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,95,00,000/-		Rs. 1,95,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 13,65,020/- (Article:23)		Rs. 1,95,014/- (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	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-47	RS-845/3	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-47	RS-845/5	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	RS-47	RS-845/7	Bastu	Danga	0.0015 Acre	1,33,562/-	1,33,562/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	RS-48	RS-282/1	Bastu	Danga	0.012 Acre	10,68,493/-	10,68,493/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	RS-85	RS-285/1	Bastu	Sahari	0.048 Acre	42,73,972/-	42,73,972/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L7	RS-86	RS-845/1	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,

L8	RS-86	RS-845/3	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L9	RS-86	RS-845/5	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L10	RS-86	RS-845/7	Bastu	Sahari	0.027 Acre	24,04,110/-	24,04,110/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L11	RS-47	RS-845/1	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L12	RS-47	RS-845/3	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L13	RS-47	RS-845/5	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L14	RS-47	RS-845/7	Bastu	Danga	0.0075 Acre	6,67,808/-	6,67,808/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L15	RS-48	RS-282/1	Bastu	Danga	0.006 Acre	5,34,248/-	5,34,248/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L16	RS-48	RS-282/1	Bastu	Danga	0.009 Acre	8,01,367/-	8,01,367/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			21.9Dec	195,00,000 /-	195,00,000 /-	
		Grand Total :			21.9Dec	195,00,000 /-	195,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri GOBIND KUMAR AGARWALA (Presentant) Son of Late Nemchand Agarwalla Alias Nemichand Agarwal P-175, Bangur Avenue, Block/Sector: A, 2nd Floor, Flat No: 2A and 2B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADAPA3617L, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence

2 **Shri AJIT PRASAD AGARWALA**

Son of Late Nemchand Agarwalla Alias Nemichand Agarwal 329, South Dumdum, Jessore Road, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACVPA5734A, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019
 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019
 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence

3 **Shri TARUN KUMAR AGARWAL**

Son of Late Nemchand Agarwalla Alias Nemichand Agarwal 48/3, Jessore Road, Tulsi Dhaam, Bangur Avenue, Block/Sector: Balaji Apartment, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACVPA7375D, Status :Individual, Executed by: Self, Date of Execution: 13/07/2019
 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2019
 , Admitted by: Self, Date of Admission: 13/07/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PLATINUM HEIGHTS Platinum Square, Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.: AAWFP9043L, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Station Feeder Road, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PLATINUM HEIGHTS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri LAV KUMAR AGARWAL Son of Late Nemchand Agarwalla Alias Nemichand Agarwal Nabin Sen Road, Siliguri ,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001			

Identifier Of Shri GOBIND KUMAR AGARWALA, Shri AJIT PRASAD AGARWALA, Shri TARUN KUMAR AGARWAL, Shri MRINAL AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.05 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.05 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.05 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.9 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.9 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.9 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.25 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.25 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.25 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.2 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.2 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.2 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.3 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.3 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.05 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.05 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.05 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.05 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.05 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.05 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.05 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.05 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.05 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.4 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.4 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.4 Dec

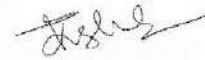
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-1.6 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-1.6 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-1.6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.9 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.9 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.9 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.9 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.9 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri GOBIND KUMAR AGARWALA	PLATINUM HEIGHTS-0.9 Dec
2	Shri AJIT PRASAD AGARWALA	PLATINUM HEIGHTS-0.9 Dec
3	Shri TARUN KUMAR AGARWAL	PLATINUM HEIGHTS-0.9 Dec

Endorsement For Deed Number : I - 071104676 / 2019

On 11-07-2019

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 1,95,00,000/-



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

On 13-07-2019

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

Presented for registration at 18:30 hrs on 13-07-2019, at the Private residence by Shri GOBIND KUMAR AGARWALA, one of the Executants.

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

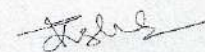
Execution is admitted on 13/07/2019 by 1. Shri GOBIND KUMAR AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, P-175, Bangur Avenue, Sector: A, 2nd Floor, Flat No: 2A and 2B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Shri AJIT PRASAD AGARWALA, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, 329, South Dumdum, Jessore Road, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24th Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri TARUN KUMAR AGARWAL, Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, 48/3, Jessore Road, Tulsi Dhaam, Bangur Avenue,, Sector: Balaji Apartment, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Shri LAV KUMAR AGARWAL, , Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Nabin Sen 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 13-07-2019 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 LAV KUMAR AGARWAL, , Son of Late Nemchand Agarwalla Alias Nemichand Agarwal, Nabin Sen 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 15-07-2019

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
Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,95,014/- (A(1) = Rs 1,95,000/- ,E = Rs 14/-

) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,95,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/07/2019 6:38AM with Govt. Ref. No: 192019200040648601 on 12-07-2019, Amount Rs: 1,95,014/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. 34506550 on 12-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,65,020/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 13,60,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14696, Amount: Rs.5,000/-, Date of Purchase: 05/07/2019, Vendor name: Jaya
Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/07/2019 6:38AM with Govt. Ref. No: 192019200040648601 on 12-07-2019, Amount Rs: 13,60,020/-
Bank: Union Bank of India (UBIN0530166), Ref. No. 34506550 on 12-07-2019, Head of Account 0030-02-103-003-02

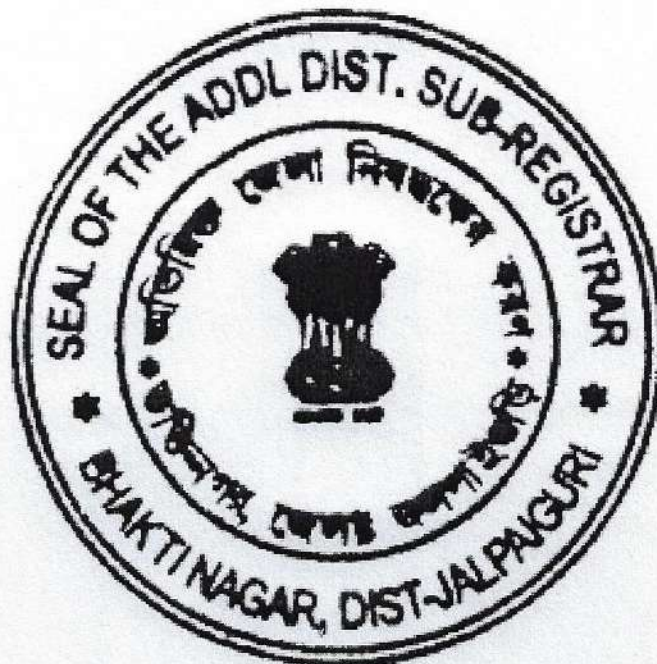


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 115650 to 115683
being No 071104676 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.07.15 17:14:30 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 15-07-2019 17:11:58
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)