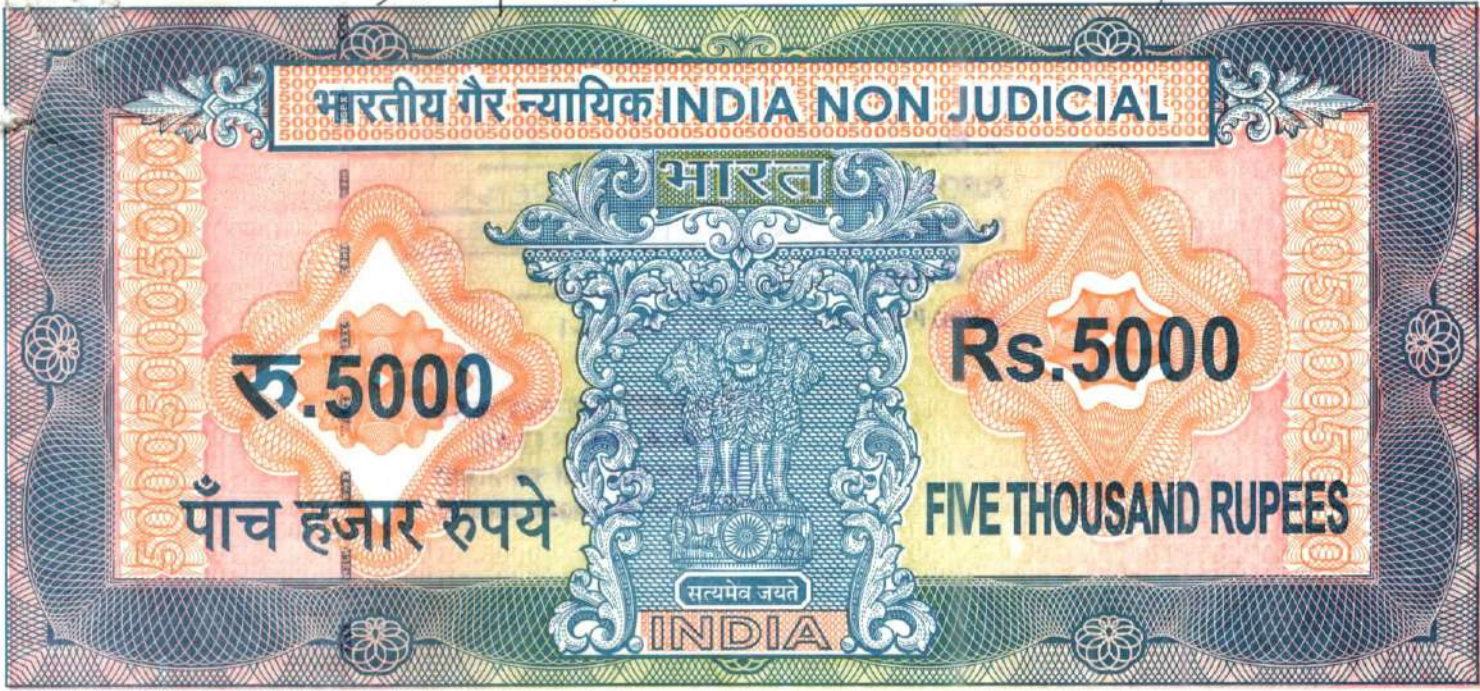


SL.No. 1603/2021

I - 1598/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1187315/2021

G 448359

*Ryangan*  
11.28.  
26.07.21

*W. Maroli*

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMI SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Peras Developers

Partner

*W. Maroli*

## DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 26TH DAY OF

JULY 2021.

CERTIFIED THAT THE DOCUMENT IS ADMITTED  
TO REGISTRATION THE SIGNATURES BEING  
THE ENDORSEMENT SHEETS FURNISHED TO THIS  
DOCUMENT ARE THE PART OF THIS DOCUMENT

*G.*

*Ryangan*

ADDL. DEPT. SUB-REGISTRAR  
BILGURI

26/07/2021

Sl. NO. 5508 Date 6, 7, 2021

PURCHASER Paras Developers  
Full Address Sevoke Road, Siliguri  
Total Value 5000/-



Stamp Purchased from JPG Treasury-1

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



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

26 JUL 2021

*Mrs JRS*

: 2 :

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner

Area : 0.11607 Acres  
Plot No. : 9617 and 9618 (R.S.), 09 (L.R.)  
Khatian No. : 864 and 862 (R.S.), 103 (L.R.)  
Mouza : Siliguri (R.S.), Siliguri Purba (L.R.)  
J.L. No. : 110 (88) (R.S.), 92 (L.R.)  
Pargana : Baikunthapur  
P.O. and P.S. : Siliguri  
Sub.-Div. : Siliguri  
District : Darjeeling  
Consideration : Rs.1,93,50,000.00

### BETWEEN

**PARAS DEVELOPERS**, a Partnership Firm, having its Office at 3<sup>rd</sup> Floor, City Mall, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, 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 - ABAFP1768R)

G.

: 3 :

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner

AND

**1. SRI JASMIT SINGH CHOWDHURY**, son of Late Surjit Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at 75 Shyama Prasad Mukherjee Road, Kalighat, Kolkata, P.O. and P.S.- Tollygunge, District – South 24 Parganas, PIN - 700026, in the State of West, Bengal ( I.T. PAN - AQFPS2544A),

**2. SRI DHARMIT SINGH CHOWDHURY**, son of Late Surjit Singh Chowdhury, Indian by Nationality, Sikh by faith, Service by occupation, residing at H No.S-23b, Windsor Court, Galleria, DLF-iv, Farrukhnagar, Gurgaon, P.O. and P.S.- Farrukhnagar, District- Gurgaon, PIN - 122009, in the State of Haryana ( I.T. PAN - ACEPC4626Q ),

**3. SRI JAGJIT SINGH CHOWDHURY**, son of Late Surjit Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at P-70, Lake Road, Sarat Bose Road, Kolkata, P.O. - Sarat Bose Road, P.S.- Rabindra Sarobar, District - South 24 Parganas, PIN - 700029, in the State of West, Bengal ( I.T. PAN - ACOPC7335A ),

**4. SMT. SAVNEET KAUR KHARBANDA**, wife of Jaspal Singh and daughter of Late Surjit Singh Chowdhury, Indian by Nationality, Sikh by faith, Housewife by occupation, residing at 3070, Sector 19-D, Chandigarh, P.O. and P.S.-Sector 19, District- Chandigarh, PIN-160019, in the Union Territory of Chandigarh ( I.T. PAN - AIKPK3651M ),

**5. SMT. GURJIT KAUR**, wife of Sardar Inderjit Singh and daughter of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Housewife by occupation, residing at S-77, Upper Ground Floor, Back Side, Param Puri, Uttam Nagar, Delhi, P.O. and P.S.-Uttam Nagar, District-West, PIN - 110059, within the National Capital Territory of Delhi ( I.T. PAN - CRTPK5783J),

6.

: 4 :



AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner



6. **SRI YASH MAROLI**, son of Shekhar Maroli and Late Rani Maroli, Indian by Nationality, Sikh by faith, Service by occupation, residing at Flat No.1103, Joy Apartments, Plot No.2, Sector – 2, Dwarka, New Delhi, P.O. and P.S.- Dwarka, District - South West Delhi, PIN - 110075, within the National Capital Territory of Delhi (I.T. PAN - ABFPM2913A), and

7. **MISS ITI MAROLI**, daughter of Shekhar Maroli and Late Rani Maroli, Indian by Nationality, Sikh by faith, Service by occupation, residing at Flat No.6, Palm Spring Building, Almeida Park, Near Bhabha Hospital, Mumbai, P.O. - Bandra West, P.S. - Bandra, District - Mumbai, PIN - 400050, in the State of Maharashtra ( I.T. PAN – AAAPM8018N ) ,

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** ".

AND

**SRI JASMIT SINGH CHOWDHURY** and **SRI JAGJIT SINGH CHOWDHURY**, both sons of Late Surjit Singh Chowdhury (The Vendor Nos.1 and 3 of these presents) are being represented by and through their **Constituted Attorney – SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, by virtue of General Power of Attorney executed on 06-03-2021, being Document No.2589 for the year 2021, registered in the Office of the Additional Registrar of Assurance-III, Kolkata.

G.

: 5 :

  
AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT. GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner


**SRI DHARMIT SINGH CHOWDHURY**, son of Late Surjit Singh Chowdhury, **SMT. SAVNEET KAUR KHARBANDA**, wife of Jaspal Singh and daughter of Late Surjit Singh Chowdhury and **SMT. GURJIT KAUR**, wife of Sardar Inderjit Singh and daughter of Late Mohan Singh Chowdhury (The Vendor Nos.2, 4 and 5 of these presents) are being represented by and through their **Constituted Attorney – SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, by virtue of General Power of Attorney executed on 18-02-2021, being Document No.1962 for the year 2021, registered in the Office of the Sub-Registrar, Sadar Pancham, Gaziabad.

**SRI YASH MAROLI**, son of Shekhar Maroli and Late Rani Maroli (The Vendor No.6 of these presents) is being represented by and through his **Constituted Attorney – SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury, residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, by virtue of General Power of Attorney executed on 26-03-2021, being Document No.331 for the year 2021-2022, registered in the Office of the Sub-Registrar IX, District South West New Delhi.

**MISS ITI MAROLI**, daughter of Shekhar Maroli and Late Rani Maroli (The Vendor No.7 of these presents) is being represented by and through her **Constituted Attorney – SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury, residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, by virtue of General Power of Attorney executed on 12-03-2021, being Document No.3416 for the year 2021, registered in the Office of the Sub-Registrar Andheri No.3, Mumbai Suburban, District - Bandra.

C  
i

: 6 :

  
AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

  
Partner

I. WHEREAS Smt. Kulwant Kaur, daughter of Sardar Sant Singh and wife of Late Mohan Singh Chowdhury, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.47 Acres, forming part of R.S. Plot No.9617, recorded in R.S. Khatian No.864 and R.S. Plot No.9618, recorded in R.S. Khatian No.862, situated within Mouza - Siliguri, Pargana - Baikunthapur, J.L. No.110(88), P.S. - Siliguri, District - Darjeeling, by virtue of two separate Sale Deeds i) executed on 21-04-1965, being Document No.93 for the year 1965, entered in Book-I, Volume No.3, Pages 266 to 274, registered in the Office of the District Sub-Registrar, Darjeeling and ii) executed on 21-07-1965, being Document No.4262 for the year 1965, entered in Book-I, Volume No.46, Pages 65 to 69, registered in the Office of the Sub-Registrar of Siliguri, District-Darjeeling, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS abovenamed Smt. Kulwant Kaur had thereafter transferred all that piece or parcel of land measuring about 0.104 Acres out of the aforesaid land measuring 0.47 Acres, unto and in favour of her son - Sri Harbhupindar Singh Chowdhury, son of Late Mohan Singh Chowdhury, by virtue of Deed of Gift, executed on 24-07-1999, being Document No.1477 for the year 2000, registered in the Office of the Additional District Sub-Registrar, Siliguri, District-Darjeeling.

III. AND WHEREAS on account of the aforesaid transfer by way of Deed of Gift and certain portion of the aforesaid land being embedded in public road, abovenamed Smt. Kulwant Kaur was rendered the sole, absolute and exclusive ownership of all that piece or parcel of land measuring 0.3482 Acres, forming part of R.S. Plot No.9617, recorded in R.S. Khatian No.864 and R.S. Plot No.9618, recorded in R.S. Khatian No.862, situated within Mouza - Siliguri, Pargana - Baikunthapur, J.L. No.110 (88), P.S. - Siliguri, District - Darjeeling and the said land was subsequently recorded in her name in the Record of Rights, being L.R. Khatian No.103, forming part of L.R. Plot No.9, situated within Mouza - Siliguri Purba, Pargana - Baikunthapur, J.L. No.92, P.S. - Siliguri, District - Darjeeling.

: 7 :

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

*Printed*

IV. AND WHEREAS abovenamed Smt. Kulwant Kaur died intestate leaving behind her sons - Sri Paraminder Singh Chowdhary, Sri Ravinder Pal Singh Chowdhury, Sri Manminder Singh Chowdhury alias Manminder Singh Choudhury, Sri Harbhupinder Singh Chowdhury alias Harbhupindar Singh Chowdhury and **SRI SURJIT SINGH CHOWDHURY** and daughters - Smt. Engiline Kaur Jasbir Singh Kohli, wife of Sardar Jasbir Singh Kohli, **SMT. GURJIT KAUR**, wife of Sardar Inderjit Singh, Smt. Harpreet Kaur, wife of Tarlochan Singh Anand and **SMT. RANI MAROLI**, wife of Shekhar Maroli as her only legal heirs to inherit her aforesaid land measuring 0.3482 Acres.

V. A) AND WHEREAS by way of inheritance abovenamed **SRI SURJIT SINGH CHOWDHURY** became the sole, absolute and exclusive owner of all that undivided  $1/9^{\text{th}}$  (one-ninth) share in the aforesaid land measuring 0.3482 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed SURJIT SINGH CHOWDHURY died intestate leaving behind his sons - **SRI JASMIT SINGH CHOWDHURY**, **SRI DHARMIT SINGH CHOWDHURY** and **SRI JAGJIT SINGH CHOWDHURY** and his daughter - **SMT. SAVNEET KAUR KHARBANDA**, wife of Jaspal Singh, as his only legal heirs to inherit his undivided  $1/9^{\text{th}}$  (one-ninth) share in the aforesaid land measuring 0.3482 Acres.

AND WHEREAS by way of inheritance abovenamed **SRI JASMIT SINGH CHOWDHURY**, **SRI DHARMIT SINGH CHOWDHURY**, **SRI JAGJIT SINGH CHOWDHURY** and **SMT. SAVNEET KAUR KHARBANDA** (the Vendor Nos.1, 2, 3 and 4 of these presents) became the sole, absolute and exclusive owners of all that undivided  $1/9^{\text{th}}$  (one-ninth) share in the aforesaid land measuring 0.3482 Acres, having permanent, heritable and transferable right, title and interest therein.

G



: 8 :

  
AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

  
Partner

B) AND WHEREAS by way of inheritance abovenamed **SMT. GURJIT KAUR** (the Vendor No.5 of these presents) became the sole, absolute and exclusive owner of all that undivided 1/9<sup>th</sup> (one-ninth) share in the aforesaid land measuring 0.3482 Acres, having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS by way of inheritance abovenamed **SMT. RANI MAROLI** became the sole, absolute and exclusive owner of all that undivided 1/9<sup>th</sup> (one-ninth) share in the aforesaid land measuring 0.3482 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed RANI MAROLI died intestate leaving behind her son - **SRI YASH MAROLI** and her daughter - **MISS ITI MAROLI** as her only legal heirs to inherit her undivided 1/9<sup>th</sup> (one-ninth) share in the aforesaid land measuring 0.3482 Acres.

AND WHEREAS by way of inheritance abovenamed **SRI YASH MAROLI** and **MISS ITI MAROLI** (the Vendor Nos.6 and 7 of these presents) became the sole, absolute and exclusive owners of all that undivided 1/9<sup>th</sup> (one-ninth) share in the aforesaid land measuring 0.3482 Acres, having permanent, heritable and transferable right, title and interest therein.

VI. AND WHEREAS abovenamed **SRI JASMIT SINGH CHOWDHURY, SRI DHARMIT SINGH CHOWDHURY, SRI JAGJIT SINGH CHOWDHURY, SMT. SAVNEET KAUR KHARBANDA, SMT. GURJIT KAUR, SRI YASH MAROLI** and **MISS ITI MAROLI** (the Vendors of these presents) have now firmly and finally decided to collectively sell and have offered for sale to the Purchaser of these presents their undivided 3/9<sup>th</sup> (three-ninth) share in the aforesaid land measuring 0.3482 Acres, more particularly described in the Schedule given hereinbelow, for a valuable consideration of Rs.1,93,50,000.00 (Rupees One Crore Ninety Three Lakhs Fifty Thousand) only.

6.

: 9 :

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers


  
Partner

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.1,93,50,000.00 (Rupees One Crore Ninety Three Lakhs Fifty Thousand) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

VIII. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,93,50,000.00 (Rupees One Crore Ninety Three Lakhs Fifty Thousand) 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, the Vendors do hereby grant 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 make 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.

A) The Vendors declare that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have 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 Vendors 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.

: 10 :

  
AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner



B) The Vendors hereby declare and covenant with the Purchaser that the Vendors are the sole and absolute owners of the Scheduled Land and have 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 Vendors further declare that the Vendors have not done any act, deed or thing so as to curtail, restrict or prejudice their right to convey or prevent them 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 Vendors hereby undertake to keep the Purchaser or its successors-in-title fully indemnified against any action regarding defect in title.

C) 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 act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending 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.

D) The Vendors hereby assure 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 Vendors.

E) The Vendors further 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.

F) 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.



: 11 :

  
AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

Paras Developers

Partner

G) The Vendors hereby 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

All that undivided 3/9<sup>th</sup> (three-ninth) share in all that piece or parcel of vacant land measuring 0.3482 Acres, forming part of R.S. Plot Nos.9617 and 9618 corresponding to L.R. Plot No.09, recorded in R.S. Khatian Nos.864 and 862 respectively corresponding to L.R. Khatian No.103, situated within Mouza - Siliguri (R.S.) corresponding to Mouza - Siliguri Purba (L.R.), Pargana - Baikunthapur, J.L. No.110(88) (R.S.) corresponding to J.L. No.92 (L.R.), located in Punjabipara, Ward No.13 of the Siliguri Municipal Corporation, P.O., P.S. and Sub-division - Siliguri, District - Darjeeling.

L.R. KHATIAN NO.	L.R. PLOT NO.	R.S. KHATIAN NO.	R.S. PLOT NO.	AREA
103	09	864	9617	0.096669 Acres
		862	9618	0.019401 Acres
Total Area :				0.116070 Acres

All that undivided 3/9<sup>th</sup> (three-ninth) share hereby transferred measures 0.11607 Acres.

The said land, recorded as *Bastu* in the Record of Rights and proposed to be used as *Bastu*, is transferred within the boundary as follows :-

- By North : 12 feet wide S.M.C. Road and  
Land of Smt. Kalawati Sharma,
- By South : 24 feet wide S.M.C. Road,
- By East : Land of Sri Harbhupinder Singh and  
Land of Smt. Saroj Devi Agarwal,
- By West : 12 feet wide S.M.C. Road.

G.

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

WITNESSES :

1.

Hitesh Dasodia  
S/o Sri Lakhshyan Dasodia  
Nehru Road, Siliguri  
P.O - Siliguri Bazar  
P.S - Siliguri  
Dist - Darjeeling.

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

AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI

VENDORS

Paras Developers

Partner

PURCHASER

2.

Chanchal Ray  
S/o Sri - Borahm Deo Ray  
Siliguri Shottapara  
P.O - Siliguri Bazar  
P.S - Bhaktinagar  
Dist - Jalpaigri  
Pin - 734005  
State - West Bengal.

Drafted as per the instructions of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained the contents to the parties by me.

Rahul Kedia  
Advocate, Siliguri.  
E.No.F/1379/1449/2017.

**MEMO OF CONSIDERATION**

**SRI JASMIT SINGH CHOWDHURY**

REFERENCE	DATED	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800514793	18.06.2021	Rs.2,47,500.00
NEFT No. 024373270891	18.06.2021	Rs. 2,500.00
RTGS No. ICICR42021071400528796	14.07.2021	Rs.13,62,500.00
<b>TOTAL :</b>		<b>Rs.16,12,500.00</b>

**SRI DHARMIT SINGH CHOWDHURY**

REFERENCE	DATED	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800514856	18.06.2021	Rs.2,47,500.00
NEFT No. 024373277221	18.06.2021	Rs. 2,500.00
RTGS No. ICICR42021071400528883	14.07.2021	Rs.13,62,500.00
<b>TOTAL :</b>		<b>Rs.16,12,500.00</b>

**SRI JAGJIT SINGH CHOWDHURY**

REFERENCE	DATED	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800514899	18.06.2021	Rs.2,47,500.00
NEFT No. 024373281291	18.06.2021	Rs. 2,500.00
RTGS No. ICICR42021071400528955	14.07.2021	Rs.13,62,500.00
<b>TOTAL :</b>		<b>Rs.16,12,500.00</b>

**SMT. SAVNEET KAUR KHARBANDA**

REFERENCE	DATED	TOTAL AMOUNT PAID
Transaction No. 024371232621	18.06.2021	Rs.2,47,500.00
NEFT No. 024373292681	18.06.2021	Rs. 2,500.00
Transaction No. 024544503361	14.07.2021	Rs.13,62,500.00
<b>TOTAL :</b>		<b>Rs.16,12,500.00</b>



**AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI**

**SMT. GURJIT KAUR**

REFERENCE	DATED	AMOUNT	TDS	TOTAL AMOUNT PAID
RTGS No. PUNBR52021032219759992	20.03.2021	Rs. 5,00,000.00	---	Rs.5,00,000.00
RTGS No. ICICR42021061800525659	18.06.2021	Rs. 4,90,000.00	---	Rs. 4,90,000.00
NEFT No. 024373296941	18.06.2021	Rs. 5,000.00	Rs.10,000.00	Rs.15,000.00
RTGS No. ICICR42021071600528978	16.07.2021	Rs.53,90,550.00	Rs.54,450.00	Rs.54,45,000.00
<b>TOTAL :</b>		<b>Rs. 63,85,550.00</b>	<b>Rs. 64,450.00</b>	<b>Rs.64,50,000.00</b>

**SRI YASH MAROLI**

REFERENCE	DATED	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800515014	18.06.2021	Rs.4,95,000.00
NEFT No. 024373302821	18.06.2021	Rs. 5,000.00
RTGS No. ICICR42021071600529019	16.07.2021	Rs.27,25,000.00
<b>TOTAL :</b>		<b>Rs.32,25,000.00</b>

**MISS ITI MAROLI**

REFERENCE	DATED	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800515075	18.06.2021	Rs.4,95,000.00
NEFT No. 024373308641	18.06.2021	Rs. 5,000.00
RTGS No. ICICR42021071900500273	16.07.2021	Rs.27,25,000.00
<b>TOTAL :</b>		<b>Rs.32,25,000.00</b>



**AS CONSTITUTED ATTORNEY OF  
SRI JASMIT SINGH CHOWDHURY,  
SRI DHARMIT SINGH CHOWDHURY,  
SRI JAGJIT SINGH CHOWDHURY,  
SMT. SAVNEET KAUR KHARBANDA,  
SMT GURJIT KAUR, SRI YASH MAROLI  
AND MISS ITI MAROLI**



FINGER PRINTS OF SRI RAVINDER PAL SINGH CHOWDHURY - AS CONSTITUTED ATTORNEY OF SRI JASMIT SINGH CHOWDHURY, SRI DHARMIT SINGH CHOWDHURY, SRI JAGJIT SINGH CHOWDHURY, SMT. SAVNEET KAUR KHARBANDA, SMT. GURJIT KAUR, SRI YASH MAROLI AND MISS ITI MAROLI ( VENDORS )

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











SIGNATURE



*Mrinal Agarwal*



**FINGER PRINTS OF SRI MRINAL AGARWAL PARTNER OF PARAS DEVELOPERS ( PURCHASER )**

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

**Paras Developers**

*Mrinal Agarwal* Partner

**SIGNATURE**



ভারত সরকার  
Unique Identification Authority of India  
Government of India

অধিকাঙ্কন নং / Enrollment No.: 1040/19827/02104

To  
জসমিত সিং চৌধুরী  
Jasmit Singh Chowdhury  
75 SHYAMA PRASAD MUKHERJEE ROAD  
KALIGHAT, Kalkhat S.O  
Kalkhat, Kolkata  
West Bengal 700026



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9581 8518 2706**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



জসমিত সিং চৌধুরী  
Jasmit Singh Chowdhury  
পিতা : সুরজিৎ সিং চৌধুরী  
Father : SURJIT SINGH CHOWDHURY  
জন্ম বর্ষ / Year of Birth : 1966  
পুরুষ / Male



**9581 8518 2706**

আধার - সাধারণ মানুষের অধিকার

আয়কর বিভাগ  
INCOME TAX DEPARTMENT



ভারত সরকার  
GOVT. OF INDIA



স্থায়ী লেখা সংখ্যা কার্ড  
Permanent Account Number Card

**AQFPS2544A**

নাম / Name  
JASMIT SINGH CHOWDHURY

পিতার নাম / Father's Name  
SURJIT SINGH CHOWDHURY

জন্ম তারিখ / Date of Birth  
23/03/1966

হस्ताক্ষর / Signature



250152018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ACEPC4626Q

नाम /NAME  
DHARMIT SINGH CHOWDHURY

पिता का नाम /FATHER'S NAME  
SURJIT SINGH CHOWDHURY

जन्म तिथि /DATE OF BIRTH  
04-09-1969

हस्ताक्षर /SIGNATURE  
D. Chowdhury

अध्यक्ष, आयुक्त, प.व. II  
COMMISSIONER OF INCOME-TAX, W.B. - II

भारत सरकार  
GOVERNMENT OF INDIA

धर्मित सिंह चौधरी  
Dharmit Singh Chowdhury  
DOB: 04-09-1969  
Gender: Male

8210 1301 9904

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/o Surjit Singh, H No-s-23b,  
Windsor Court, Galleria Dlf-iv,  
Galleria Dlf-iv, Farrukhnagar,  
Gurgaon, Haryana, 122009


S/O सुरजीत सिंह, एच न-एस-23बी,  
विंडसर कोर्ट, गल्लेरिया डी एन एफ-  
फोर, गल्लेरिया डी एन एफ-  
फोर, फर्रुखनगर, गुडगाँव, हरियाणा,  
122009

1947  
1800 300 1947

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

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

স্থায়ী লেখা সংখ্যা / PERMANENT ACCOUNT NUMBER  
ACOPC7335A



নাম / NAME  
JAGJIT SINGH CHOWDHURY

পিতা का নাম / FATHER'S NAME  
SURJIT SINGH CHOWDHURY

জন্ম তারিখ / DATE OF BIRTH  
24-12-1959

স্বাক্ষর / SIGNATURE  
*Jagjit Singh Chowdhury*

কমিশনার অফ ইনকাম ট্যাক্স, প.ই.সি.  
COMMISSIONER OF INCOME-TAX, W.B. - XI

ভারত সরকার  
GOVERNMENT OF INDIA



প্রদর্শিত শ্রী চৌধুরী  
Jagjit Singh Chowdhury  
পিতা : সুরজিত শ্রী চৌধুরী  
Father : SURJIT SINGH CHOWDHURY  
জন্ম বর্ষ / Year of Birth : 1959  
পুরুষ / Male

6210 1513 3082

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাপ্তকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
P-70, LAKE ROAD, Sarat  
Bose Road S.O, Sarat Bose  
Road, Kolkata, West Bengal,  
700029

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১৯৮৭

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১৯৮৭

www

www.india.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAVNEET KAUR KHARBANDA

SURJIT SINGH CHOWDHURY

12/04/1967

Permanent Account Number

AIKPK3651M

Signature



08062016

 भारत सरकार Government of India	 भारत सरकार Government of India
<p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>	<p>सूचना</p>
<p>नमांकन क्रम/ Enrolment No.: 0138/12012/27421</p>	<ul style="list-style-type: none"><li>■ आधार पहचान का प्रमाण है, नागरिकता का नहीं।</li><li>■ सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।</li><li>■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।</li></ul>
<p>To सावनीत कौर खरबन्दा Savneet Kaur Kharbanda W/O: Jaspreet Singh # 3070 Sector-19-D Chandigarh Sector 19 Chandigarh Chandigarh - 160019 9888830069</p>	<p>INFORMATION</p> <ul style="list-style-type: none"><li>■ Aadhaar is a proof of identity, not of citizenship.</li><li>■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication.</li><li>■ This is electronically generated letter.</li></ul>
<p>डाउनलोड दिनांक: 01/04/2016 नकार दिनांक: 19/08/2019</p> <p>आपका आधार क्रमांक / Your Aadhaar No. : <b>3168 6120 1807</b> VID : 9193 7724 2941 8841</p> <p>मेरा आधार, मेरी पहचान</p>	<ul style="list-style-type: none"><li>■ आधार देश भर में मान्य है।</li><li>■ आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।</li><li>■ आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।</li><li>■ आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।</li></ul> <ul style="list-style-type: none"><li>■ Aadhaar is valid throughout the country</li><li>■ Aadhaar helps you avail various Government and non-Government services easily.</li><li>■ Keep your mobile number &amp; email ID updated in Aadhaar.</li><li>■ Carry Aadhaar in your smart phone – use mAadhaar App.</li></ul>
<p>भारत सरकार Government of India</p> <p>सावनीत कौर खरबन्दा Savneet Kaur Kharbanda कमन तिथि DOB: 12/04/1967 लिंग: FEMALE</p> <p>डाउनलोड दिनांक: 01/04/2016 नकार दिनांक: 19/08/2019</p> <p><b>3168 6120 1807</b> VID : 9193 7724 2941 8841</p> <p>मेरा आधार, मेरी पहचान</p>	<p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>पता: W/O: जसप्रीत सिंह # 3070, सेक्टर-19-डी, चंडीगढ़, चंडीगढ़ - 160019</p> <p>Address: W/O: Jaspreet Singh, # 3070, Sector-19-D, Chandigarh, Chandigarh, Chandigarh - 160019</p> <p><b>3168 6120 1807</b> VID : 9193 7724 2941 8841</p> <p>1047   Help@uidai.gov.in   www.uidai.gov.in</p>

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**GURJIT KAUR**  
**MOHAN SINGH**  
**31/10/1952**  
 Permanent Account Number  
**C RTPK5783J**

*Gurjit Kaur*  
 Signature



**भारत सरकार**  
**GOVERNMENT OF INDIA**

**गुरजित कौर**  
**Gurjit Kaur**  
**जन्म तिथि / DOB: 31/10/1952**  
**महिला / FEMALE**

**9360 7896 2178**

**मेरा आधार, मेरी पहचान**




**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पता:**  
**W/O इन्द्रजीत सिंह, एस-77**  
**अप्पर ग्राउंड फ्लोर बैक**  
**साइड, परम पुरी, उत्तम**  
**नगर, पश्चिम दिल्ली,**  
**दिल्ली - 110059**

**Address:**  
**W/O Inderjit Singh, S-77**  
**Upper Ground Floor Back**  
**Side, Param Puri, Uttam**  
**Nagar, West Delhi, Delhi -**  
**110059**

Date: 24/07/2017



1947  
 1809 290 1947


 help@uidai.gov.in


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P.O. Box No. 1047  
 Sangrampur-585 001

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABFPM2913A

14072018

नाम / Name  
YASH MAROLI

पिता का नाम / Father's Name  
SHEKHAR MAROLI

जन्म की तारीख /  
Date of Birth  
12/10/1971

हस्ताक्षर / Signature



YJP  
25/MAY/2020

ISSUED TO MR. R. P. S. CHOUDHARY  
AS LEGAL HEIR OF LATE MRS. RANI MAROLI

YJP  
25/MAY/2020

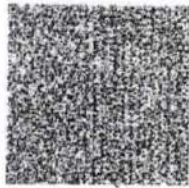
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 0635/10728/00147

To  
यश मरोली  
Yash Maroli  
Flat no-1901  
Tower-32, Lotus Boulevard Espacia, Sector-100  
Noida  
Near Pathway school  
Noida  
Maharishi Nagar  
Gautam Buddha Nagar Uttar Pradesh - 201304  
9999133441

Download Date: 09/04/2018  
Generation Date: 09/04/2018

Signature Not Verified



आपका आधार क्रमांक / Your Aadhaar No. :

8088 7672 2552

VID : 9144 9620 8622 3914

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



यश मरोली  
Yash Maroli  
जन्म तिथि/DOB: 12/10/1971  
पुरुष/ MALE

8088 7672 2552

VID : 9144 9620 8622 3914

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- To establish identity, authenticate online.
- This is electronically generated letter.

आधार देश भर में मान्य है।

- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

*YJP*  
*25/MAY/2020*

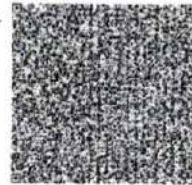
*ISSUED To Mr. R.P.S. CHOUDHARY  
AS LEGAL HEIR OF MRS RANI MAROLI*  
*YJP*  
*25/MAY/2020*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
प्लॉट नं-1901, टावर-32, लोटस बौलेवार्ड एस्पेसिया, सेक्टर-100, नोएडा, पंचसय विद्यालय के पास, नोएडा, गौतमबुद्ध नगर, उत्तर प्रदेश - 201304

Address:  
Flat no-1901, Tower-32, Lotus Boulevard Espacia Sector-100, Noida, Near Pathway school, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201304



8088 7672 2552

VID : 9144 9620 8622 3914

*DO NOT COPY*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPM8018N



नाम /NAME  
ITI MAROLI

पिता का नाम /FATHER'S NAME  
SHEKHAR MAROLI

जन्म तिथि /DATE OF BIRTH  
22-01-1967

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए.आर.ए. सेन्टर, भूतल  
ई-२, ज्ञानदेवालय एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Director of Income Tax (Systems)  
ARA Centre, Ground Floor  
E-2, Jhandewalan Extn.  
New Delhi - 110 055



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रमांक Enrolment No.: 1216/00066/03311

17/1/2011

To,  
 Ili Maroli  
 इति मारोली  
 D/O Shekhar Maroli  
 Flat No.6, Palm Spring Building, Almeida Park Near Bhabha  
 Hospital  
 Bandra West S.O  
 Mumbai  
 Maharashtra 400050  
 Mobile:9821612362



UC 07129896 2 IN

RefNo.:4I2B3E9X-7129896



आपका आधार क्रमांक / Your Aadhaar No. :

**3681 3856 1250**

आधार – आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



इति मारोली  
Ili Maroli

जन्म वर्ष / Year of Birth : 1967  
महिला / Female

3681 3856 1250



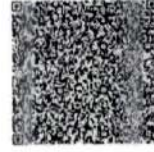
आधार – आम आदमी का अधिकार



ভারত সরকার  
Government of India



রবিন্দর পাল সিং চৌধুরী  
Ravinder Pal Singh Chowdhury  
জন্মতারিখ/DOB: 02/02/1953  
পুরুষ/ MALE



5019 5834 3754

VID: 9125 3641 4266 0897

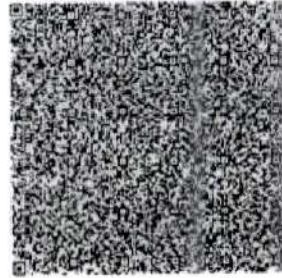
আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
এস/ও: মোহন সিং চৌধুরী, হাউস নং 787 4,  
নিবেদিতা রোড বাই লেন, রোটারি ক্লাবের এয়  
সিকর্টে, প্রধান নগর ওয়ার্ড নং 2, সিলিগুড়ি  
(গৌরসভা), দার্জিলিং,  
পশ্চিম বঙ্গ - 734003

**Address:**  
S/O: Mohan Singh Chowdhury, House No  
787 4, Nivedita Road Bye Lane, Near  
Rotary Club, Pradhan Nagar Ward No 2,  
Siliguri ( M, Corp), Darjeeling,  
West Bengal - 734003



QR Code with Photograph

5019 5834 3754

VID: 9125 3641 4266 0897



*Mohan Singh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABAFP1768R



नाम / Name  
PARAS DEVELOPERS

03042021

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
18/03/2021



भारतीय विशिष्ट परिचय प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

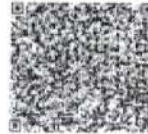
नामिकांकन आई डि / Enrollment No. 1215/10194/12504

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

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



SE356984895FT



आपনার आधार সংখ্যা / Your Aadhaar No. :

**7138 5840 4131**

आधार - साधारण मानुषेर अधिकार



भारत सरकार  
Government of India



शुभल अगारवाल  
Mrinal Agarwal  
पिता: नरेश कुमार अगारवाल  
Father: Naresh Kumar  
Agarwal  
जन्मदिनांक / DOB: 22/06/1985  
पुलक / Male



**7138 5840 4131**

आधार - साधारण मानुषेर अधिकार

Paras Developers

*Mrinal Agarwal*

Partner

 **ভারত সরকার**  
Government of India

 **হিতেশ সর্সদিয়া**  
Hitesh Sarsodia  
জন্মতারিখ/DOB: 16/09/1998  
পুরুষ/ MALE

**6583 1252 4538**  
VID: 9106 0492 1942 1637

**আমার আধার, আমার পরিচয়**



Hitesh Sarsodia

 **আধার** **জাতীয় বিশিষ্ট পরিচয় প্রদান**  
Unique Identification Authority of India

**ঠিকানা:**  
S/O Ghanshyam Sarsodia, G.D. এন্টারপ্রিসেস ১৬৭, নেহরু  
রোড, শিলিগুড়ি দিষ্ট-দারজিলিং, খালপাড়া,  
সেইলীপুর্ই, জলপা,  
বেঙ্গ - 734005

**Address:**  
S/O Ghanshyam Sarsodia, G.D.  
ENTERPRISES 167, NEHRU ROAD, SILIGURI  
DIST-DARJEELING, KHALPARA, SILIGURI,  
Jalpaiguri,  
West Bengal - 734005

**6583 1252 4538**  
VID: 9106 0492 1942 1637



QR Code with Photograph

### Major Information of the Deed

Deed No :	I-0402-01598/2021	Date of Registration	26/07/2021
Query No / Year	0402-2001187315/2021	Office where deed is registered	
Query Date	24/07/2021 10:53:56 AM	0402-2001187315/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,93,50,000/-	Rs. 1,93,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,67,500/- (Article:23)	Rs. 1,93,500/- (Article:A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: PANJABI PARA WARD NO.13, Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-9617	RS-864	Bastu	Da: Puratan Patit	0.096669 Acre	1,61,15,665/-	1,61,15,665/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-9618	RS-862	Bastu	Da: Puratan Patit	0.019401 Acre	32,34,335/-	32,34,335/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>11.607Dec</b>	<b>193,50,000 /-</b>	<b>193,50,000 /-</b>	
		<b>Grand Total :</b>			<b>11.607Dec</b>	<b>193,50,000 /-</b>	<b>193,50,000 /-</b>	

#### Seller Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri JASMIT SINGH CHOWDHURY</b> Son of Late Surjit Singh Chowdhury 75 Shyama Prasad Mukherjee Road, Kalighat,Kolkata,, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx4A, Aadhaar No: 95xxxxxxxx2706, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Shri DHARMIT SINGH CHOWDHURY</b> Son of Late Surjit Singh Chowdhury Windsor Court,Galleria,DLF-iv, Farrukhnagar,, H No.S-23b,, City:- , P.O:- Farrukhnagar, P.S:-FURRUKH NAGAR, District:-Gurgaon, Haryana, India, PIN:- 122009 Sex: Male, By Caste: Sikh, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx6Q, Aadhaar No: 82xxxxxxxx9904, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	<b>Shri JAGJIT SINGH CHOWDHURY</b> Son of Late Surjit Singh Chowdhury P-70, Lake Road, Sarat Bose Road, Kolkata,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5A, Aadhaar No: 62xxxxxxxx3082, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Smt SAVNEET KAUR KHARBANDA</b> Wife of Jaspal Singh 3070, Sector 19-D, Chandigarh,, City:- , P.O:- Sector Nineteen, P.S:-PS SECTOR 19, District:-Chandigarh, Chandigarh, India, PIN:- 160019 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxx1M, Aadhaar No: 31xxxxxxxx1807, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Smt GURJIT KAUR</b> Wife of Sardar Inderjit Singh Param Puri,Uttam Nagar, Delhi,, Block/Sector: S-77, Upper Ground Floor, Back Side, City:- , P.O:- Uttam Nagar, P.S:-UTTAM NAGAR, District:-West, Delhi, India, PIN:- 110059 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: CRxxxxxx3J, Aadhaar No: 93xxxxxxxx2178, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Shri YASH MAROLI</b> Son of Shekhar Maroli Joy Apartments, Plot No.2, Dwarka, New Delhi,, Block/Sector: 2, Flat No: 1103, City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Male, By Caste: Sikh, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx3A, Aadhaar No: 80xxxxxxxx2552, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>Miss ITI MAROLI</b> Daughter of Shekhar Maroli Palm Spring Building,Almeida Park, , Mumbai,, Block/Sector: Near Bhabha Hospital, Flat No: 6, City:- , P.O:- Bandra West, P.S:-BANDRA, District:-Mumbai, Maharashtra, India, PIN:- 400050 Sex: Female, By Caste: Sikh, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx8N, Aadhaar No: 36xxxxxxxx1250, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PARAS DEVELOPERS</b> 3rd Floor, City Mall, Sevoke Road, Siliguri,, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: ABxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RAVINDER PAL SINGH CHOWDHURY (Presentant )</b> Son of Late Mohan Singh Chowdhury Date of Execution - 26/07/2021, , Admitted by: Self, Date of Admission: 26/07/2021, Place of Admission of Execution: Office			
		Jul 26 2021 11:42AM	LTI 26/07/2021	26/07/2021
Nivedita Road, Pradhan Nagar, Siliguri,, City:- Siliguri Mc, , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , Aadhaar No: 50xxxxxxxx3754 Status : Attorney, Attorney of : Shri JASMIT SINGH CHOWDHURY, Shri DHARMIT SINGH CHOWDHURY, Shri JAGJIT SINGH CHOWDHURY, Smt SAVNEET KAUR KHARBANDA, Smt GURJIT KAUR, Shri YASH MAROLI, Miss ITI MAROLI				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri MRINAL AGARWAL</b> Son of Shri Naresh Kumar Agarwal Date of Execution - 26/07/2021, , Admitted by: Self, Date of Admission: 26/07/2021, Place of Admission of Execution: Office	 Jul 26 2021 11:43AM	 LTI 26/07/2021	 26/07/2021
Station Feeder Road, Siliguri,, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 71xxxxxxx4131 Status : Representative, Representative of : PARAS DEVELOPERS (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Hitesh Sarsodia</b> Son of Shri Ghanshyam Sarsodia Nehru Road, Siliguri, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	 26/07/2021	 26/07/2021	 26/07/2021
Identifier Of Shri MRINAL AGARWAL, Shri RAVINDER PAL SINGH CHOWDHURY			



<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Shri JASMIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00805575 Acre
2	Shri DHARMIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00805575 Acre
3	Shri JAGJIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00805575 Acre
4	Smt SAVNEET KAUR KHARBANDA	PARAS DEVELOPERS-0.00805575 Acre
5	Smt GURJIT KAUR	PARAS DEVELOPERS-0.032223 Acre
6	Shri YASH MAROLI	PARAS DEVELOPERS-0.0161115 Acre
7	Miss ITI MAROLI	PARAS DEVELOPERS-0.0161115 Acre
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Shri JASMIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00161675 Acre
2	Shri DHARMIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00161675 Acre
3	Shri JAGJIT SINGH CHOWDHURY	PARAS DEVELOPERS-0.00161675 Acre
4	Smt SAVNEET KAUR KHARBANDA	PARAS DEVELOPERS-0.00161675 Acre
5	Smt GURJIT KAUR	PARAS DEVELOPERS-0.006467 Acre
6	Shri YASH MAROLI	PARAS DEVELOPERS-0.0032335 Acre
7	Miss ITI MAROLI	PARAS DEVELOPERS-0.0032335 Acre

On 26-07-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:28 hrs on 26-07-2021, at the Office of the A.D.S.R. SILIGURI by Shri RAVINDER PAL SINGH CHOWDHURY ,

**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 1,93,50,000/-

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

Execution is admitted on 26-07-2021 by Shri MRINAL AGARWAL, Partner, PARAS DEVELOPERS (Partnership Firm), 3rd Floor, City Mall, Sevoke Road, Siliguri,, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Hitesh Sarsodia, , Son of Shri Ghanshyam Sarsodia, Nehru Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Executed by Attorney**

Execution by Shri RAVINDER PAL SINGH CHOWDHURY, , Son of Late Mohan Singh Chowdhury, Nivedita Road, Pradhan Nagar, Siliguri,, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Sikh, by profession Business as the constituted attorney of 1. Shri JASMIT SINGH CHOWDHURY 75 Shyama Prasad Mukherjee Road, Kalighat,Kolkata,, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 2. Shri DHARMIT SINGH CHOWDHURY Windsor Court,Galleria,DLF-iv, Farrukhnagar,, H No.S-23b,, P.O: Farrukhnagar, Thana: FURRUKH NAGAR, , Gurgaon, HARYANA, India, PIN - 122009, 3. Shri JAGJIT SINGH CHOWDHURY P-70, Lake Road, Sarat Bose Road, Kolkata,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 4. Smt SAVNEET KAUR KHARBANDA 3070, Sector 19-D, Chandigarh,, P.O: Sector Nineteen, Thana: PS SECTOR 19, , Chandigarh, CHANDIGARH, India, PIN - 160019, 5. Smt GURJIT KAUR Param Puri,Uttam Nagar, Delhi,, Sector: S-77, Upper Ground Floor, Back Side, P.O: Uttam Nagar, Thana: UTTAM NAGAR, , West, DELHI, India, PIN - 110059, 6. Shri YASH MAROLI Joy Apartments, Plot No.2, Dwarka, New Delhi,, Sector: 2, Flat No: 1103, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, 7. Miss ITI MAROLI Palm Spring Building,Almeida Park, , Mumbai,, Sector: Near Bhabha Hospital, Flat No: 6, P.O: Bandra West, Thana: BANDRA, , Mumbai, MAHARASHTRA, India, PIN - 400050 is admitted by him

Indetified by Shri Hitesh Sarsodia, , Son of Shri Ghanshyam Sarsodia, Nehru Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,93,500/- ( A(1) = Rs 1,93,500/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,93,500/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2021 1:01PM with Govt. Ref. No: 192021220036254578 on 24-07-2021, Amount Rs: 1,93,500/-, Bank: SBI EPay ( SBlePay), Ref. No. 4933488017728 on 24-07-2021, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,67,500/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,62,500/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
  2. Stamp: Type: Impressed, Serial no 5508, Amount: Rs.5,000/-, Date of Purchase: 06/07/2021, Vendor name: J R Das
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2021 1:01PM with Govt. Ref. No: 192021220036254578 on 24-07-2021, Amount Rs: 9,62,500/-, Bank: SBI EPay ( SBlePay), Ref. No. 4933488017728 on 24-07-2021, Head of Account 0030-02-103-003-02

*Syangden*

**Sangha Ratna Syangden**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 67957 to 67992

being No 040201598 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN

Date: 2021.07.28 19:03:09 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/07/28 07:03:09 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)