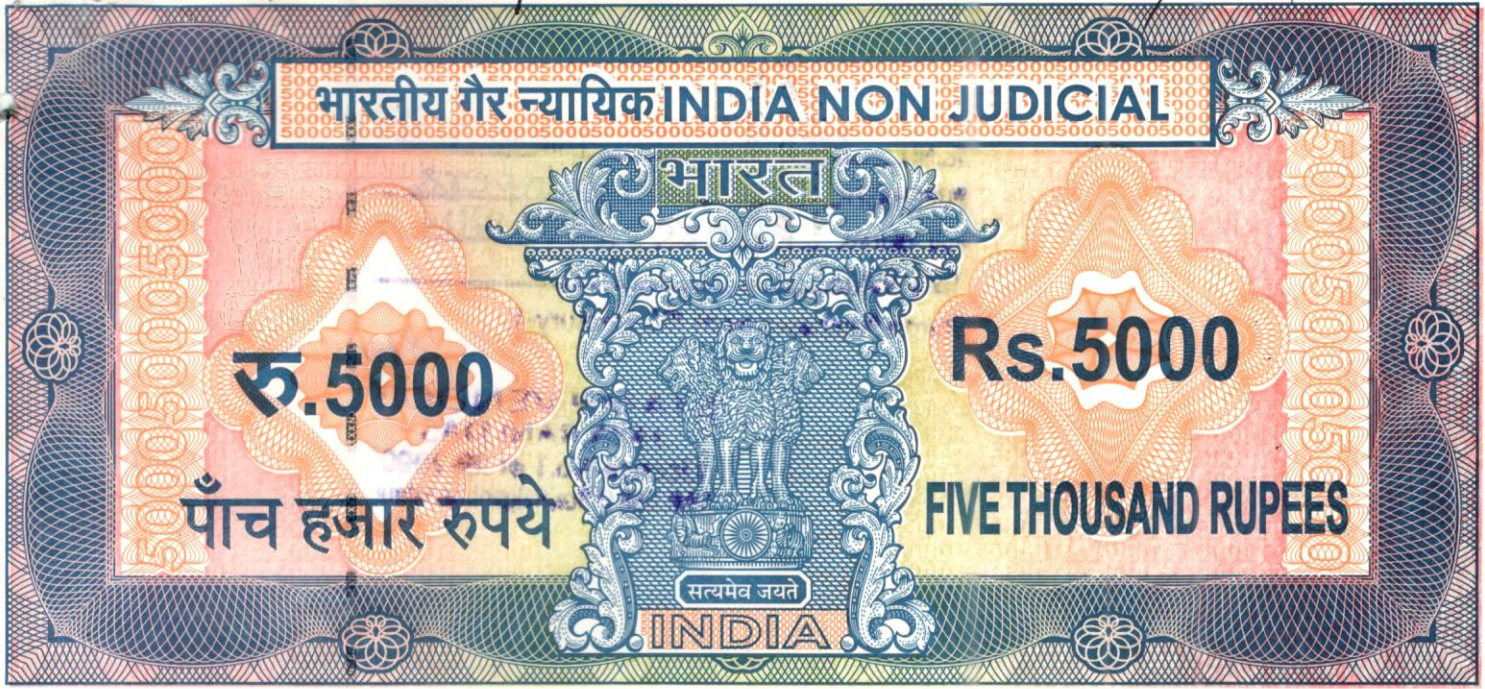


Sl. No. 1681/2021

I - 1678/2021



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AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers

Harpreet Kaur
Partner

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 30TH DAY OF

JULY 2021.

G

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEET ATTACHED TO THE DOCUMENT ARE THE PART OF THIS DOCUMENT

Ryazgan
ADDL. DIST. SUB-REGISTRAR
DELHARI

30/7/2021

18/7/2021 - P

18/7/2021 - P

0008

Sl. NO. 6029 Date 13.7.2021
 PURCHASER Fairas Developers
 Full Address Sevoke Road, Siliguri
 Total Value 5000/-
 Stamp Purchased from JPC Treasury-1



Handwritten signature

STAMP VENDOR
JAYA RANIDAS
 Licence No.1 of 99-2000
 Addl. DSR Office, Rajganj, Jalpaiguri

PS884A 6

Fairas Developers
 Sevoke Road, Siliguri



Handwritten signature

Addl. Dist. Sub-Registrar
 Siliguri-I, Dt. Darjeeling
30 JUL 2021

AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers

Partner

: 2 :

Area : 0.07738 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.1,29,00,000.00

BETWEEN

PARAS DEVELOPERS, a Partnership Firm, having its Office at 3rd 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.



AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

: 3 :

Paras Developers



Partner

AND

1. SMT. ENGLINE KAUR JASBIR SINGH KOHLI, wife of Sardar Jasbir Singh Kohli and daughter of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Housewife by occupation, residing at 130-S.V. Road, Kohli Villa, Punjab National Bank, Andheri West, Mumbai, P.O. and P.S. - Andheri Railway Station, District - Mumbai, PIN - 400058, in the State of Maharashtra, (I.T. PAN - AAEPK3296J), and

2. SMT. HARPREET KAUR, wife of Late Tarlochan Singh Anand and daughter of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Housewife by occupation, residing at 404, 1st Floor, 2nd E Main, 4th Cross, Kasturi Nagar, Bangalore, P.O. - Kalyananagar, P.S. - Ramamurthy Nagar, District - Bangalore North, PIN - 560043, in the State of Karnataka, (I.T. PAN - CQMPK7443M),

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

SMT. ENGLINE KAUR JASBIR SINGH KOHLI, wife of Sardar Jasbir Singh Kohli and daughter of Late Mohan Singh Chowdhury (The Vendor No.1 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 25-01-2021, being Document No.1015 for the year 2021, registered in the Office of the Sub-Registrar Andheri No.3, Mumbai Suburban.

6



AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

: 4 :

Paras Developers

Partner



SMT. HARPREET KAUR, wife of Late Tarlochan Singh Anand and daughter of Late Mohan Singh Chowdhury (The Vendor No.2 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 02-02-2021, being Document No.635 for the year 2020-21, registered in the Office of the Sub Registrar, Shivajinagar, Banasavadi.

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.

6



: 5 :

AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers



Partner

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.

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. ENGLINE 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 **SMT. ENGLINE KAUR JASBIR SINGH KOHLI** (the Vendor No.1 of these presents) 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.

B) AND WHEREAS by way of inheritance abovenamed **SMT. HARPREET KAUR** (the Vendor No.2 of these presents) 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.

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: 6 :



AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers


Partner

VI. AND WHEREAS abovenamed **SMT. ENGLINE KAUR JASBIR SINGH KOHLI** and **SMT. HARPREET KAUR** (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 2/9th (two-ninth) share in the aforesaid land measuring 0.3482 Acres, more particularly described in the Schedule given hereinbelow, for a valuable consideration of Rs.1,29,00,000.00 (Rupees One Crore Twenty Nine Lakhs) only.

VII. AND WHEREAS the Purchaser being in need of a suitable property in the locality where the Scheduled Land is situated has agreed to purchase the Scheduled Land for a valuable consideration of Rs.1,29,00,000.00 (Rupees One Crore Twenty Nine Lakhs) 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.1,29,00,000.00 (Rupees One Crore Twenty Nine 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, 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.

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AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

: 7 :

Paras Developers

Partner

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.

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.



AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers



Partner

: 8 :

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.

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.



: 9 :

AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

Paras Developers

Partner

SCHEDULE

All that undivided 2/9th (two-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 | 0.064446 Acres |
| | | 862 | 9618 | 0.012934 Acres |
| Total Area : | | | | 0.077380 Acres |

All that undivided 2/9th (two-ninth) share hereby transferred measures 0.07738 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.

: 10 :

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 Sarodia

S/o Sri Ghanshyam Sarodia
Nehru Road,
Khalpara, Siliguri
P.O - Siliguri Bazar
P.S - Siliguri
Dist - Darjeeling

2.

Bhuneesh Kaxnani
S/o Prakash Kaxnani
B, Mangtunam Compound, 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
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

VENDORS

Paras Developers



Partner

PURCHASER

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

SMT. ENGLINE KAUR JASBIR SINGH KOHLI

| REFERENCE | DATED | AMOUNT | TDS | TOTAL AMOUNT PAID |
|------------------------------------|------------|-------------------------|----------------------|------------------------|
| RTGS No. ICICR42021061800525604 | 18.06.2021 | Rs. 9,90,000.00 | Rs.10,000.00 | Rs.10,00,000.00 |
| RTGS No. ICICR42021072900526978 | 29.07.2021 | Rs. 53,95,500.00 | Rs.54,500.00 | Rs. 54,50,000.00 |
| TOTAL : | | Rs. 63,85,500.00 | Rs. 64,500.00 | Rs.64,50,000.00 |

SMT. HARPREET KAUR

| REFERENCE | DATED | AMOUNT | TDS | TOTAL AMOUNT PAID |
|------------------------------------|------------|-------------------------|----------------------|------------------------|
| RTGS No. ICICR42021061800525690 | 18.06.2021 | Rs. 9,90,000.00 | Rs.10,000.00 | Rs.10,00,000.00 |
| RTGS No. ICICR42021072900527169 | 29.07.2021 | Rs. 23,95,500.00 | --- | Rs. 23,95,500.00 |
| RTGS No. ICICR42021073000505706 | 30.07.2021 | Rs. 30,00,000.00 | Rs.54,500.00 | Rs.30,54,500.00 |
| TOTAL : | | Rs. 63,85,500.00 | Rs. 64,500.00 | Rs.64,50,000.00 |



AS CONSTITUTED ATTORNEY OF
SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR

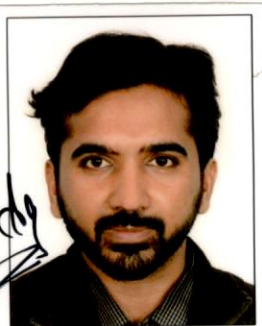


FINGER PRINTS OF SRI RAVINDER PAL SINGH CHOWDHURY -
AS CONSTITUTED ATTORNEY OF SMT. ENGLINE KAUR JASBIR SINGH KOHLI
AND SMT. HARPREET KAUR (VENDORS)











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

SIGNATURE

Mrinal



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
Partner

SIGNATURE

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEPK3296J

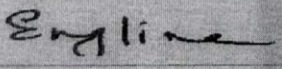


नाम /NAME
**ENGLINEKAUR JASBIR SINGH
KOHLI**


पिता का नाम /FATHER'S NAME
MOHANSINGH CHOWDHARY

जन्म तिथि /DATE OF BIRTH
04-04-1958

हस्ताक्षर /SIGNATURE



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



भारत सरकार
Government of India



ईन्जीलीनकौर जास्वीर सिंग कोहली
Englinekaur Jasbir Singh Kohli
जन्म तारीख / DOB : 04/04/1958
पुरुष / Male




4930 6324 7564

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता 130-एस.व्ही.रोड, कोहली विला, Address: 130-S.V.Road, Kohli Villa, Punjab
पंजाब राष्ट्रीय बँक, अंधेरी वेस्ट, मुंबई, National Bank, Andheri West, Mumbai,
अंधेरी रेल्वे स्टेशन, महाराष्ट्र, 400058 Andheri Railway Station, Maharashtra,
400058

4930 6324 7564

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
HARPREET KAUR
MOHAN SINGH CHOUDHURY
25/11/1951
Permanent Account Number
CQMPK7443M
Signature
भारत सरकार
GOVT. OF INDIA

ಭಾರತ ಸರ್ಕಾರ
Government of India
ಹರಪ್ರೀತ್ ಕೌರ್
Harpreet Kaur
ಜನ್ಮ ದಿನಾಂಕ / DOB : 25/11/1951
ಸ್ತ್ರೀ / Female
4347 3669 9971
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

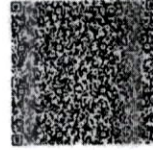
ಭಾರತೀಯ ಏಕೀಕೃತ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India
ವಿಳಾಸ
ಪತಿಯ ಹೆಸರು: ತಾರ್ಲೋಚನ್ ಸಿಂಗ್
ಅನಂದ್, 404, 1ನೇ ಮೇಲ್ಮಹಡಿ, 2ನೇ ಈ
ಮೇನ್, 4ನೇ ಕ್ರಾಸ್, ಕಸ್ತೂರಿ ನಗರ,
ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ, 560043
Address:
W/O: Tarlochan Singh Anand,
404, 1st Floor, 2nd E Main, 4th
Cross, Kasturi Nagar, Bangalore
North, Bengaluru, Kalyananagar,
Karnataka, 560043
1947
help@uidai.gov.in
www.uidai.gov.in



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

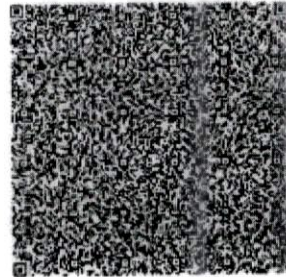
আমার আধার, আমার পরিচয়



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 এর
নিকটে, প্রধান নগর ওয়ার্ড নং 2, শিলিগুড়ি
(পৌরসভা), 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 Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABAFP1768R

नाम / Name
PARAS DEVELOPERS

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


 03042021

Paras Developers

Mrinal Agarwal

Partner


आधार

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

तामिकाङ्कित आई डि / Enrollment No 1215/10194/12504

17/12/2014
 To,
 मृनाल 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



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



7138 5840 4131

आधार - साधारण मानुषेर अधिकार



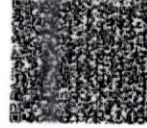
ভারত সরকার
Government of India



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

6583 1252 4538

VID: 9106 0492 1942 1637



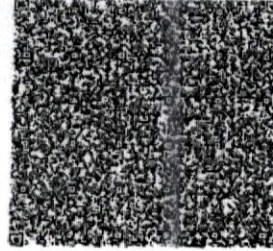
আমার আধার, আমার পরিচয়



ভারতের আধার পরিচয় প্রদানকারী
Unique Identification Authority of India

ঠিকানা:
S/O Ghanshyam Sarsodia, G.D. এন্টারপ্রিসেস ১৬৭, নেহরু
রোড, শিলিগুড়ি দিষ্ট-দার্জিলিং, খালপাড়া,
সেইহলীগুরহ, 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

Hitesh Sarsodia

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-0402-01675/2021 | Date of Registration | 30/07/2021 |
| Query No / Year | 0402-2001276699/2021 | Office where deed is registered | |
| Query Date | 27/07/2021 7:50:57 PM | 0402-2001276699/2021 | |
| 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. 1,29,00,000/- | Rs. 1,29,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 6,45,000/- (Article:23) | Rs. 1,29,000/- (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 | 0.064446 Acre | 1,07,43,776/- | 1,07,43,776/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, |
| L2 | RS-9618 | RS-862 | Bastu | Da: Puratan Patit | 0.012934 Acre | 21,56,224/- | 21,56,224/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 7.738Dec | 129,00,000 /- | 129,00,000 /- | |
| | | Grand Total : | | | 7.738Dec | 129,00,000 /- | 129,00,000 /- | |




Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Smt ENGLINE KAUR JASBIR SINGH KOHLI Wife of Sardar Jasbir Singh Kohli 130-S.V. Road,Kohli Villa,Andheri West, Mumbai,, Block/Sector: Punjab National Bank, City:- , P.O:- Andheri Railway Station, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400058 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx6J, Aadhaar No: 49xxxxxxxx7564, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | Smt HARPREET KAUR Wife of Late Tarlochan Singh Anand 404,1st Floor,2nd E Main,4th Cross, Kasturi Nagar,, City:- , P.O:- Kalyananagar, P.S:-RAMAMURTHYNAGAR, District:-Bangalore, Karnataka, India, PIN:- 560043 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx3M, Aadhaar No: 43xxxxxxxx9971, Status :Individual, Executed by: Attorney, Executed by: Attorney |




Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | PARAS DEVELOPERS 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 |
| | Shri RAVINDER PAL SINGH CHOWDHURY (Presentant) Son of Late Mohan Singh Chowdhury Date of Execution - 30/07/2021, , Admitted by: Self, Date of Admission: 30/07/2021, Place of Admission of Execution: Office |  <small>Jul 30 2021 12:34PM</small> |  <small>LTI 30/07/2021</small> |  <small>30/07/2021</small> |
| 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 : Smt ENGLINE KAUR JASBIR SINGH KOHLI, Smt HARPREET KAUR | | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Date of Execution - 30/07/2021, , Admitted by: Self, Date of Admission: 30/07/2021, Place of Admission of Execution: Office |  <small>Jul 30 2021 12:35PM</small> |  <small>LTI 30/07/2021</small> |  <small>30/07/2021</small> |
| 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: 71xxxxxxxx4131 Status : Representative, Representative of : PARAS DEVELOPERS (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Shri Hitesh Sarsodia 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 |  |  |  |
| | 30/07/2021 | 30/07/2021 | 30/07/2021 |
| Identifier Of Shri MRINAL AGARWAL, Shri RAVINDER PAL SINGH CHOWDHURY | | | |

| Transfer of property for L1 | | |
|-----------------------------|--|-----------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt ENGLINE KAUR JASBIR SINGH KOHLI | PARAS DEVELOPERS-3.2223 Dec |
| 2 | Smt HARPREET KAUR | PARAS DEVELOPERS-3.2223 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt ENGLINE KAUR JASBIR SINGH KOHLI | PARAS DEVELOPERS-0.6467 Dec |
| 2 | Smt HARPREET KAUR | PARAS DEVELOPERS-0.6467 Dec |

Land Details as per Land Record

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 & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|-----------------|--|
| L1 | RS Plot No:- 9617, RS Khatian No:- 864 | | |
| L2 | RS Plot No:- 9618, RS Khatian No:- 862 | | |

On 30-07-2021

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 12:28 hrs on 30-07-2021, 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 1,29,00,000/-

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

Execution is admitted on 30-07-2021 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 Others

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. Smt ENGLINE KAUR JASBIR SINGH KOHLI 130-S.V. Road,Kohli Villa,Andheri West, Mumbai,, Sector: Punjab National Bank, P.O: Andheri Railway Station, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400058, 2. Smt HARPREET KAUR 404,1st Floor,2nd E Main,4th Cross, Kasturi Nagar,, P.O: Kalyananagar, Thana: RAMAMURTHYNAGAR, , Bangalore, KARNATAKA, India, PIN - 560043 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 Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,29,000/- (A(1) = Rs 1,29,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,29,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 4:18PM with Govt. Ref. No: 192021220040135538 on 29-07-2021, Amount Rs: 1,29,000/-, Bank: SBI EPay (SBlePay), Ref. No. 7950993437438 on 29-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,45,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,40,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 6039, Amount: Rs.5,000/-, Date of Purchase: 13/07/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 4:18PM with Govt. Ref. No: 192021220040135538 on 29-07-2021, Amount Rs: 6,40,000/-, Bank: SBI EPay (SBlePay), Ref. No. 7950993437438 on 29-07-2021, Head of Account 0030-02-103-003-02



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 71802 to 71825

being No 040201675 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2021.08.05 16:20:02 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/08/05 04:20:02 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)