

Sl. No. 2423/2021

I- 2398/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2/1747211/2021

G 450425

Chyandun
12:37
11.09.2021

Shiv...
Mrs Chimpinder Singh
Chaudhary

Paras Developers

Partner

Chyandun

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 11TH DAY OF
SEPTEMBER 2021.

CONFIRMED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyandun

Chyandun

ADSL. INDIAN REGISTRATION
SRINAGAR
11/9/2021

Sl. NO. 11950 Date 27.8.2021

PURCHASER Paras Developers

Full Address Sevoke Road, Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



JRD


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



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

11 SEP 2021

REMARKS: THE ABOVE STAMP IS ISSUED TO THE PURCHASER FOR THE PURPOSE OF THE REGISTRATION OF THE DOCUMENT. THE PURCHASER IS ADVISED TO PRODUCE THIS STAMP TO THE REGISTRAR AT THE TIME OF THE REGISTRATION OF THE DOCUMENT.


Hasabinder
Singh Choudhary

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)


: 3 :
Harbhupinder
Singh Chowdhury

Paras Developers

Partner



AND


1. **SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, (I.T. PAN - ABZPC2545E), and

2. **SRI HARBHUPINDER SINGH CHOWDHURY** alias **HARBHUPINDAR SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at S-1/31, F.F. Front Side, Old Mahavir Nagar, Tilak Nagar, Delhi, P.O. and P.S. - Tilak Nagar, District - West, PIN - 110018, within the National Capital Territory of Delhi, (I.T. PAN- ADAPC7870R),

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** " .

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.

6.


: 4 :
Harbhupinder
Singh Chowdhury

Paras Developers

Partner




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.

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.




Harbhupinder Singh
Chowdhury

: 5 :

Paras Developers

Partner




V. A) AND WHEREAS by way of inheritance abovenamed **SRI RAVINDER PAL SINGH CHOWDHURY** (the Vendor No.1 of these presents) became the sole, absolute and exclusive owner of all that undivided 1/9th (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 **SRI HARBHUPINDER SINGH CHOWDHURY** alias **HARBHUPINDAR SINGH CHOWDHURY** (the Vendor No.2 of these presents) became the sole, absolute and exclusive owner of all that undivided 1/9th (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 RAVINDER PAL SINGH CHOWDHURY** and **SRI HARBHUPINDER SINGH CHOWDHURY** alias **HARBHUPINDAR SINGH CHOWDHURY** (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.

C


Has Choudhury
Siph Choudhury

: 6 :


Paras Developers

Partner

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.

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.




Hoo Choudhary
Sigh Choudhary

: 7 :

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.



Shrawan Singh
Harbhupinder
Singh Choudhary

Paras Developers
Partner

: 8 :

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 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.

6.

: 9 :


IN WITNESSES WHEREOF 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.

Jhadesh Jaisodia
8/0 Sri Ghanashyam Jaisodia
Nohu Road, Khatpura
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.


Harbansh Singh Choudhary

2.

Bhunesh Kaxmani
S/o Prakash Kaxmani
Mangluram Compound, Siliguri
P.O. - Siliguri Bazaar
P.S - Siliguri
Dist. - Darjeeling

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

SRI RAVINDER PAL SINGH CHOWDHURY

REFERENCE	DATED	AMOUNT	TDS	TOTAL AMOUNT PAID
RTGS No. ICICR42021061800512653	18.06.2021	Rs. 9,90,000.00	Rs.10,000.00	Rs. 10,00,000.00
Cheque No.000384, drawn on ICICI Bank, Siliguri Branch	11-09-2021	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



SIGNATURE OF VENDOR NO.1

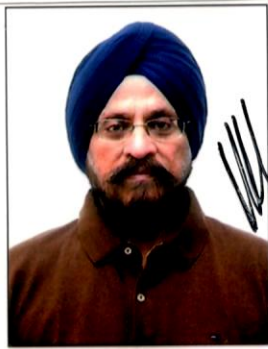
MEMO OF CONSIDERATION

**SRI HARBHUPINDER SINGH CHOWDHURY alias HARBHUPINDAR
SINGH CHOWDHURY**

REFERENCE	DATED	AMOUNT	TDS	TOTAL AMOUNT PAID
RTGS No. ICICR42021072700500459	27.07.2021	Rs.19,80,000.00	Rs.20,000.00	Rs.20,00,000.00
RTGS No. ICICR42021090900527405	09.09.2021	Rs.34,15,500.00	Rs.34,500.00	Rs.34,50,000.00
RTGS No. ICICR42021091000516801	10.09.2021	Rs.9,90,000.00	Rs.10,000.00	Rs.10,00,000.00
TOTAL :		Rs.63,85,500.00	Rs.64,500.00	Rs.64,50,000.00











Harbhupinder Singh Chowdhury

SIGNATURE OF VENDOR NO.2



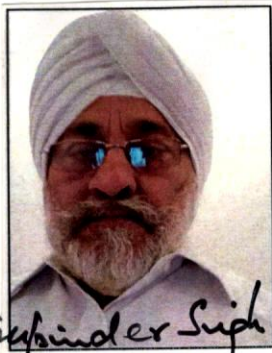
Handwritten signature

FINGER PRINTS OF SRI RAVINDER PAL SINGH CHOWDHURY (VENDOR NO.1)

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











Handwritten signature

SIGNATURE



Harbhupinder Singh Chowdhury

**FINGER PRINTS OF SRI HARBHUPINDER SINGH CHOWDHURY
alias HARBHUPINDAR SINGH CHOWDHURY (VENDOR NO.2)**

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











Harbhupinder Singh Chowdhury

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 Agarwal

Partner

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

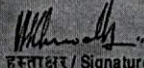

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABZPC2545E

नाम / Name
RAVINDER PAL SINGH CHOWDHURY

पिता का नाम / Father's Name
MOHAN SINGH CHOWDHURY

जन्म की तारीख / Date of Birth
02/02/1953


हस्ताक्षर / Signature



13092017



भारत सरकार
Government of India


रविन्दर पाल सिंह चौधरी
Ravinder Pal Singh Chowdhury
जन्मतारीख/DOB: 02/02/1953
पुरुष/ MALE



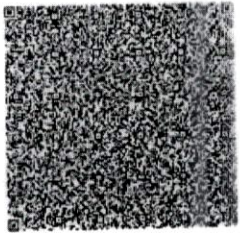
5019 5834 3754
VID: 9125 3641 4266 0897

आमार आधार, आमार परिचय





आधार
एनएनडीयू
उत्तराखण्ड विशिष्ट परिचय प्राधिकरण
Unique Identification Authority of India

ठिकाना:
 एस/ओ: मोहन सिंह चौधरी, हाउस नं 787 4,
 निवेदिता रोड बाई लेन, रोटारि क्लब के अरु
 निकटे, प्रधान नगर वार्ड नं 2, शिलिगुड़ी
 (पोरमंडी), दार्जिलिंग,
 पश्चिम बंग - 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



5019 5834 3754
VID: 9125 3641 4266 0897



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARBHUPINDER SINGH CHOWDHURY
MOHAN SINGH CHOWDHURY

23/03/1952
Permanent Account Number
ADAPC7870R

Harbhupinder Singh Chowdhury
Signature

02052013

भारत सरकार
GOVERNMENT OF INDIA

हरभूपिन्दर सिंह चौधरी
Harbhupinder Singh Chowdhury

जन्म वर्ष / Year of Birth : 1952
पुरुष / Male

7354 6473 5408

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: मोहन सिंह चौधरी,
एम-1/31, एफ.एफ. फ्रंट साइड, ओल्ड
महावीर नगर, तिलक नगर, वेस्ट दिल्ली,
तिलक नगर, दिल्ली, 110018

Address: S/O: Mohan Singh
Chowdhury, S-1/31, F.F, Front
Side, OLD MAHAVIR NAGAR,
Tilak Nagar, West Delhi, Tilak
Nagar, Delhi, 110018

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947,
Bansalru-560 001

Harbhupinder 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

03042021

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

Paras Developers



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

हासिकांकृत आई डि / Enrollment No 1215/10194/12504

To,
मृनाल अगारवाल
Minal 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 আধার সংখ্যা / Your Aadhaar No. :

7138 5840 4131

आधार - साधारण मानुषेर अधिकार



भारत सरकार
Government of India



मृनाल अगारवाल
Minal Agarwal
पिता नरेश कुमार अगारवाल
Father : Naresh Kumar
Agarwal
जन्मदिनांक / DOB 22/06/1965
पुरुष / Male



7138 5840 4131

आधार - साधारण मानुषेर अधिकार

Minal Agarwal

Partner



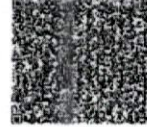
ভারত সরকার
Government of India



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

6583 1252 4538

VID: 9106 0492 1942 1637



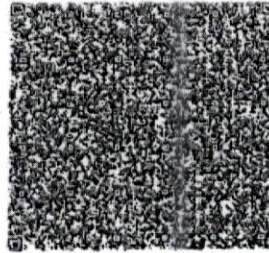
আমার আধার, আমার পরিচয়



ভারতের আধার পরিচয় প্রদানকারী
Unique Identification Authority of India

ঠিকানা:
S/O গনশ্যাম সর্সদিয়া, গ.দ. এন্টারপ্রিসেস ১৬৭, নেহরু
রোড, শিলিগুড়ি দিষ্ট-দার্জিলিং, খালপাড়া,
সেইহলীপুরই, 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






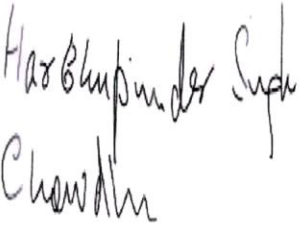
Deed No :	I-0402-02398/2021	Date of Registration	11/09/2021
Query No / Year	0402-2001747211/2021	Office where deed is registered	
Query Date	09/09/2021 10:56:31 AM	0402-2001747211/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8972198324, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,29,00,000/-	Rs. 1,29,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,45,020/- (Article:23)	Rs. 1,29,014/- (Article:A(1), E)		
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	Bastu	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	Bastu	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	Name Shri RAVINDER PAL SINGH CHOWDHURY Son of Late Mohan Singh Chowdhury Executed by: Self, Date of Execution: 11/09/2021 , Admitted by: Self, Date of Admission: 11/09/2021 ,Place : Office	Photo  11/09/2021	Finger Print  LTI 11/09/2021	Signature  11/09/2021
	Nivedita Road, Pradhan Nagar, Siliguri, City:- Siliguri Mc, , P.O:- Pradhan Nagar, P.S:-Pradhan Naga District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx5E, Aadhaar No: 50xxxxxxxx3754, Status :Individual, Executed by: Self, Date of Execution: 11/09/2021 , Admitted by: Self, Date of Admission: 11/09/2021 ,Place : Office			
2	Name Shri HARBHUPINDER SINGH CHOWDHURY, (Alias: HARBHUPINDAR SINGH CHOWDHURY) (Presentant) Son of Late Mohan Singh Chowdhury Executed by: Self, Date of Execution: 11/09/2021 , Admitted by: Self, Date of Admission: 11/09/2021 ,Place : Office	Photo  11/09/2021	Finger Print  LTI 11/09/2021	Signature  11/09/2021
	F.F. Front Side, Old Mahavir Nagar, Tilak Nagar,Delhi, Block/Sector: S1/31,, City:- , P.O:- Tilak Nagar, P.S:-TILAK NAGAR, District:-West, Delhi, India, PIN:-110018 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0R, Aadhaar No: 73xxxxxxxx5408, Status :Individual, Executed by: Self, Date of Execution: 11/09/2021 , Admitted by: Self, Date of Admission: 11/09/2021 ,Place : Office			




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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Date of Execution - 11/09/2021, , Admitted by: Self, Date of Admission: 11/09/2021, Place of Admission of Execution: Office	Photo  Sep 11 2021 12:50PM	Finger Print  LTI 11/09/2021	Signature  11/09/2021
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
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	 11/09/2021	 11/09/2021	 11/09/2021
Identifier Of Shri RAVINDER PAL SINGH CHOWDHURY, Shri HARBHUPINDER SINGH CHOWDHURY, Shri MRINAL AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri RAVINDER PAL SINGH CHOWDHURY	PARAS DEVELOPERS-3.2223 Dec
2	Shri HARBHUPINDER SINGH CHOWDHURY	PARAS DEVELOPERS-3.2223 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri RAVINDER PAL SINGH CHOWDHURY	PARAS DEVELOPERS-0.6467 Dec
2	Shri HARBHUPINDER SINGH CHOWDHURY	PARAS DEVELOPERS-0.6467 Dec

On 11-09-2021

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 12:37 hrs on 11-09-2021, at the Office of the A.D.S.R. SILIGURI by Shri HARBHUPINDER SINGH CHOWDHURY Alias HARBHUPINDAR SINGH CHOWDHURY, one of the Executants.

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)

Execution is admitted on 11/09/2021 by 1. 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, 2. Shri HARBHUPINDER SINGH CHOWDHURY, Alias HARBHUPINDAR SINGH CHOWDHURY, Son of Late Mohan Singh Chowdhury, F.F. Front Side, Old Mahavir Nagar, Tilak Nagar, Delhi, Sector: S-1/31,, P.O: Tilak Nagar, Thana: TILAK NAGAR, , West, DELHI, India, PIN - 110018, by caste Sikh, by Profession Business

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 Business

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

Execution is admitted on 11-09-2021 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 Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,29,014/- (A(1) = Rs 1,29,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,29,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 2:12PM with Govt. Ref. No: 192021220074877581 on 09-09-2021, Amount Rs: 1,29,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67139067 on 09-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,45,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,40,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 11950, Amount: Rs.5,000/-, Date of Purchase: 27/08/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 2:12PM with Govt. Ref. No: 192021220074877581 on 09-09-2021, Amount Rs: 6,40,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67139067 on 09-09-2021, 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 94682 to 94705

being No 040202398 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2021.09.14 17:22:27 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/09/14 05:22:27 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)