

SL NO. 1516 / 2021

2269  
I - 15H / 2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 448255

Q.  
8/07/2021  
D/W. 1075775  
P/N - 672/2021  
30/07/21

*[Signature]*  
AS CONSTITUTED ATTORNEY OF:  
1. SRI PARAMINDER SINGH CHOWDHURY  
2. SMT. GURSCHARI Kaur CHOWDHURY alias  
GURBALHAN Kaur CHOWDHURY  
3. SRI GURPREET SINGH CHOWDHURY  
4. SMT. JASHIRE ANAND

Paraa Developers

*[Signature]*  
Partner

## DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 08TH DAY OF  
JULY 2021.

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

*[Signature]*  
ADDL. DIST. REG. REGISTRAR  
SHIBPUR.

8/7/2021

*[Handwritten mark]*

Sl. NO. 4658 Date 28.6.2021  
PURCHASER Paras Developers  
Full Address Sevare Road, Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1



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

1987-88  
2000-01



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

08 JUL 2021

: 2 :



AS CONSTITUTE ATTORNEY OF:

1. SRI PARAMINDER SINGH CHOWDHARY
2. SMT. GURRACHAN KAUR CHOWDHARY
3. SRI GURPREET SINGH CHOWDHARY
4. SMT. JASMINE AWAND

**Paras Developers**

**Partner**



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 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 )

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: 3 :

**AND**

  
AS CONSTITUTED ATTORNEY OF:

1. SRI PARAMINDER SINGH CHOWDHARY
2. SMT. GURBACHAN KAUR CHOWDHURY alias GURBACHAN KAUR CHOUDHURY
3. SRI GURPREET SINGH CHOWDHURY
4. SMT. JASMINE ANAND

**Paras Developers**

  
**Partner**

**1. SRI PARAMINDER SINGH CHOWDHARY**, son of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at H. No.1338, Urban Estate, Sector-9, Ambala, P.O. and P.S. - Ambala City, District - Ambala, PIN - 134003, in the State of Haryana ( I.T. PAN - AEQPC5542P ),

**2. SMT. GURBACHAN KAUR CHOWDHURY** alias **GURBACHAN KAUR CHOUDHURY**, wife of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury, Indian by Nationality, Sikh by faith, Housewife by occupation, residing at House No.2, Naharani Path, Dispur Last Gate, Opposite Lilawati Girls Hostel, Assam Sachivalaya, Kamrup Metro, P.O.-Dispur, P.S.-Hatigaon (Dispur), District- Kamrup(M), PIN - 781006, in the State of Assam ( I.T. PAN - AEAPK9870N ),

**3. SRI GURPREET SINGH CHOUDHURY**, son of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at House No.2, Naharani Path, Dispur Last Gate, Opposite Lilawati Girls Hostel, Assam Sachivalaya, Kamrup Metro, P.O. - Dispur, P.S. - Hatigaon (Dispur), District - Kamrup(M), PIN - 781006, in the State of Assam ( I.T. PAN - ADFPC9683H ), and

**4. SMT. JASMINE ANAND**, wife of Gp Capt Anand Kumar and daughter of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury, Indian by Nationality, Sikh by faith, Housewife by occupation, resident of OMQ No.15/4, Air Force Office Mess Mutga, Sambra, P.O., P.S. and District - Belgaum, PIN - 591124, in the State of Karnataka and presently residing at Flat No.603, Royal Residency, Sector-9, Dwarka, New Delhi, P.O. - Dwarka, P.S.- Dwarka North, District - South West Delhi, PIN - 110075, within the National Capital Territory of Delhi ( I.T. PAN -ADGPC9015N ),

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** ".



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AS CONSTITUTED ATTORNEY OF :

1. SRI PARAMINDER SINGH CHOWDHARY
2. SMT. GURBACHAN KAUR CHOWDHURY alias GURBACHAN KAUR CHOUHURY
3. SRI GURPREET SINGH CHOUHURY
4. SMT. JASMINE ANAND

Paras Developers



Partner

AND

**SRI PARAMINDER SINGH CHOWDHARY**, son of Late Mohan Singh Chowdhury (The Vendor No.1 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 27-01-2021, being Document No.89 for the year 2020 - 2021, registered in the Office of the Sub-Registrar, Ambala.

**SMT. GURBACHAN KAUR CHOWDHURY** alias **GURBACHAN KAUR CHOUHURY**, wife of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury and **SRI GURPREET SINGH CHOUHURY**, son of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury, (The Vendor Nos.2 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 22-03-2021, being Document No.1373 for the year 2021, registered in the Office of the Sr. Sub-Registrar Kamrup Metro, Guwahati.

**SMT. JASMINE ANAND**, wife of Gp Capt Anand Kumar and daughter of Late Manminder Singh Chowdhury alias Manminder Singh Choudhury, (The Vendor No.4 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 26-03-2021, being Document No.332 for the year 2021-2022, registered in the Office of the Sub-Registrar IX, District South West New Delhi.

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AS CONSTITUTED ATTORNEY OF :  
1. SRI PARAMINDER SINGH CHOWDHURY  
2. SMT. GURBACHAN KAUR CHOWDHURY alias  
GURBACHAN KAUR CHOWDHURY  
3. SRI GURPREET SINGH CHOWDHURY  
4. SMT. JASMINE ARAND

**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.

Ca.

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AS CONSTITUTED ATTORNEY OF :  
1. SRI PARAMINDER SINGH CHOWDHARY  
2. SMT. GURBACHAN KAUR CHOWDHURY alias  
GURBACHAN KAUR CHOWDHURY  
3. SRI GURPREET SINGH CHOWDHURY  
4. SMT. JASMINE ANAND

Paras Developers

Partner

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 CHOU DHURY**, 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 PARAMINDER SINGH CHOWDHARY** (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 **SRI MANMINDER SINGH CHOWDHURY** alias **MANMINDER SINGH CHOU DHURY** 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 **MANMINDER SINGH CHOWDHURY** alias **MANMINDER SINGH CHOU DHURY** died intestate leaving behind his wife - **SMT. GURBACHAN KAUR CHOWDHURY** alias **GURBACHAN KAUR**, his son - **SRI GURPREET SINGH CHOU DHURY** and his daughter - **SMT. JASMINE ANAND**, wife of Gp Capt Anand Kumar as his only legal heirs to inherit his undivided  $1/9^{\text{th}}$  (one-ninth) share in the aforesaid land measuring 0.3482 Acres.

G.

  
AS CONSTITUTED ATTORNEY OF :  
1. SRI PARAMINDER SINGH CHOWDHARY  
2. SMT. GURBACHAN KAUR CHOWDHURY alias  
GURBACHAN KAUR CHODHURY  
3. SRI GURPREET SINGH CHODHURY  
4. SMT. JASMINE ANAND

**Paras Developers**

  
Partner

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AND WHEREAS by way of inheritance abovenamed **SMT. GURBACHAN KAUR CHOWDHURY** alias **GURBACHAN KAUR, SRI GURPREET SINGH CHODHURY** and **SMT. JASMINE ANAND** (the Vendor Nos.2, 3 and 4 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 PARAMINDER SINGH CHOWDHARY, SMT. GURBACHAN KAUR CHOWDHURY** alias **GURBACHAN KAUR, SRI GURPREET SINGH CHODHURY** and **SMT. JASMINE ANAND** (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 2/9<sup>th</sup> (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.

*G.*



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AS CONSTITUTED ATTORNEY OF:  
1. SRI PARAMINDER SINGH CHEWDHARY  
2. SMT. GURPACHAN KAUH CHOWDHURY alias  
GURBACHAN KAUR CHOWDHURY  
3. SRI GURPREET SINGH CHOWDHURY  
4. SMT. JASHINE ANAND

**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.

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AS CONSTITUTED ATTORNEY OF :  
1. SRI PARAMINDER SINGH CHOWDHARY  
2. SMT. GURBACHAN KAUR CHOWDHURY a/lies  
GURBACHAN KAUR CHOWDHURY  
3. SRI GURPREET SINGH CHOWDHURY  
4. SMT. JASMINE ANAND

**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.

*Ce.*

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AS CONSTITUTED ATTORNEY OF :

1. SRI PARAMINDER SINGH CHOWDHARY
2. SMT. GURACHAN KAUR CHOWDHURY alias GURACHAN KAUR CHOWDHURY
3. SRI GURPREET SINGH CHOWDHURY
4. SMT. JASMINE ANAND

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 2/9<sup>th</sup> (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 2/9<sup>th</sup> (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.

Ca.

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.

Bhuresh Karmari

S/o Prakash Karmari

8, Mangtunam Compound, Siliguri

P.O. - Siliguri Nazari

P.S - Siliguri

Dist. - Darjeeling

2.

Gautam Agarwal

S/O LT Ramdhani Agarwal

Seti Swilal Market

P.O & P.S - Siliguri

Dist. - Darjeeling.

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



AS CONSTITUTED ATTORNEY OF :

1. SRI PARAMINDER SINGH CHOWDHARY

2. SMT. GURBACHAN KAUR CHOWDHURY alias

GURBACHAN KAUR CHOWDHURY

3. SRI GURPREET SINGH CHOWDHURY

4. SMT. JASMINE ANAND

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 PARAMINDER SINGH CHOWDHARY

UTIR NO.	Dated	AMOUNT	TDS	TOTAL AMOUNT PAID
ICICR42021061800513014 ICICI Bank, Siliguri	18.06.2021	Rs. 9,90,000.00	Rs. 10,000.00	Rs. 10,00,000.00
ICICR42021070300523461 ICICI Bank, Siliguri	03.07.2021	Rs. 25,00,000.00	—	Rs. 25,00,000.00
ICICR42021070500512808 ICICI Bank, Siliguri	05.07.2021	Rs. 28,95,500.00	Rs. 54,500.00	Rs. 29,50,000.00
<b>TOTAL :</b>		<b>Rs. 63,85,500.00</b>	<b>Rs. 64,500.00</b>	<b>Rs. 64,50,000.00</b>

### SMT. GURBACHAN KAUR CHOWDHURY

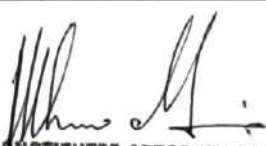
UTIR NO.	Dated	TOTAL AMOUNT PAID
ICICR42021061800514467 - ICICI Bank, Siliguri	18.06.2021	Rs. 3,96,000.00
24373204381 - ICICI Bank, Siliguri	18.06.2021	Rs. 4,000.00
ICICR42021070500512971 - ICICI Bank, Siliguri	05.07.2021	Rs. 17,50,000.00
<b>TOTAL :</b>		<b>Rs. 21,50,000.00</b>

### SRI GURPREET SINGH CHOUHDURY

UTIR NO.	Dated	TOTAL AMOUNT PAID
ICICR42021061800514608 - ICICI Bank, Siliguri	18.06.2021	Rs. 2,97,000.00
24373217021 - ICICI Bank, Siliguri	18.06.2021	Rs. 3,000.00
ICICR42021070500513174 - ICICI Bank, Siliguri	05.07.2021	Rs. 18,50,000.00
<b>TOTAL :</b>		<b>Rs. 21,50,000.00</b>


### SMT. JASMINE ANAND

UTIR NO.	Dated	TOTAL AMOUNT PAID
ICICR42021061800514653 - ICICI Bank, Siliguri	18.06.2021	Rs. 2,97,000.00
24373252861 - ICICI Bank, Siliguri	18.06.2021	Rs. 3,000.00
ICICR42021070500513406 - ICICI Bank, Siliguri	05.07.2021	Rs. 18,50,000.00
<b>TOTAL :</b>		<b>Rs. 21,50,000.00</b>

  
**AS CONSTITUTED ATTORNEY OF :**  
1. SRI PARAMINDER SINGH CHOWDHARY  
2. SMT. GURBACHAN KAUR CHOWDHURY alias  
GURBACHAN KAUR CHOUHDURY  
3. SRI GURPREET SINGH CHOUHDURY  
4. SMT. JASMINE ANAND



FINGER PRINTS OF SRI RAVINDER PAL SINGH CHOWDHURY - THE CONSTITUTED ATTORNEY OF SRI PARAMINDER SINGH CHOWDHARY, SMT. GURBACHAN KAUR CHOWDHURY ALIAS GURBACHAN KAUR CHOUDHURY, SRI GURPREET SINGH CHOUDHURY AND SMT. JASMINE ANAND ( 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**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEAPK9870N



नाम / Name  
GURBACHAN KAUR CHOWDHURY

पिता का नाम / Father's Name  
AVTAR SINGH GUJRAL

जन्म की तारीख /  
Date of Birth  
26/06/1951

हस्ताक्षर / Signature

04112018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARMINDER SINGH CHOWDHURY  
MOHAN SINGH CHOWDHURY

27/02/1947

Permanent Account Number  
AEQPC5542P

हस्ताक्षर / Signature

भारत सरकार  
Government of India

गुरबचन कौर चौधरी  
Gurbachan Kaur Choudhury

जन्म तिथि/DOB: 26/06/1951  
महिला/ FEMALE



7378 7541 7553  
VID: 9163 0723 3651 1122

मेरा आधार, मेरी पहचान

भारत सरकार  
GOVERNMENT OF INDIA

परमिंदर सिंह चौधरी  
Paraminder Singh Chowdhary

जन्म तिथि/DOB: 11/05/1952  
पुरुष / MALE

7272 5699 7555



आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आत्मज: मोहन सिंह चौधरी, म. न.  
1338, अर्बन एस्टेट, सेक्टर-9,  
अंबाला सिटी, अंबाला,  
हरियाणा - 134003

Address:  
S/O: Mohan Singh Chowdhary,  
H. No. 1338, Urban Estate,  
Sector-9, Ambala City, Ambala,  
Haryana - 134003

7272 5699 7555

1947  
1800 1947

help@uidai.gov.in

www.uidai.gov.in

P.O Box no. 1947  
Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
अपभिंगिनी, लेट एम एस चौधरी, हाउस नंबर 02, नाहारानी पथ,  
दिसपुर लास्ट गेट, ओपोजिट लिलवती गर्ल्स होस्टल, असम  
सचिवालय, कामरुप मेट्रो,  
असम - 781006

Address:  
W/O: Late M S Choudhury, HOUSE NO 02,  
NAHARANI PATH, DISPUR LAST GATE,  
OPPOSITE LILAWATI GIRLS HOSTEL, Assam  
Sachivalaya, Kamrup Metro,  
Assam - 781006



7378 7541 7553  
VID: 9163 0723 3651 1122

www.uidai.gov.in



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

**भारत सरकार**  
**GOVT. OF INDIA**

**GURPREET SINGH CHOUDHURY**  
**MANMINDER SINGH CHOUDHURY**

**27/02/1976**  
 Permanent Account Number  
**ADFC9683H**

  
 Signature

  
 17/02/14


**भारत सरकार**  
 Government of India


 गुरप्रीत सिंह चौधरी  
 Gurpreet Singh Choudhury  
 जन्म तिथि/DOB: 27/02/1976  
 पुरुष/ MALE



**8878 0357 9250**  
 VID: 9173 6117 9687 4194

**मेरा आधार, मेरी पहचान**


**भारतीय विशिष्ट पहचान प्राधिकरण**  
 Unique Identification Authority of India

**पता:**  
 आत्मज: लेट एम एस चौधरी, हाउस नंबर 02, नाहारानी पथ,  
 दिसपुर लॉस्ट गेट, ओपोजिट टू लीलावती गर्ल्स होस्टल,  
 असम सचिवालय, कामरूप मेट्रो,  
 असम - 781006

**Address:**  
 S/O: Late M S Choudhury, HOUSE NO 02,  
 NAHARANI PATH, DISPUR LAST GATE,  
 OPPOSITE TO LILAWATI GIRLS HOSTEL,  
 Assam Sachivalaya, Kamrup Metro,  
 Assam - 781006



QR Code with Photograph

**8878 0357 9250**  
 VID: 9173 6117 9687 4194





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

**भारत सरकार**  
**GOVT. OF INDIA**



**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**ADGPC9015N**

**नाम / Name**  
**JASMINE ANAND**

**पिता का नाम / Father's Name**  
**MANMINDER SINGH CHAUDHARY**

**जन्म की तारीख / Date of Birth**  
**03/11/1970**

  
**हस्ताक्षर / Signature**



19112017



**ಭಾರತ ಸರ್ಕಾರ**  
**Government of India**

**ಜಾನ್ಮಿನ ಅನಂದ**  
**Jasmine Anand**

**ಜನ್ಮ ದಿನಾಂಕ / DOB : 03/11/1970**  
**ಸ್ತ್ರೀ / Female**





**9305 1728 9500**

**ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ**



**ಭಾರತೀಯ ಏಕೀಕೃತ ಗುರುತು ಅಧಿಕಾರ**  
**Unique Identification Authority of India**

**ವಿಳಾಸ**  
**ಪತಿಯ ಹೆಸರು, ಅನಂದ, ಓ ಮ ನ್ಯೂ-15/4,**  
**ಎರವೋರ್ಲೆ ಅಫೀಸರ್ ಮೆಸ್ಸು ಮುತಗಾ,**  
**ಸಾಂಬ್ರಾ, ಸಾಂಬ್ರ, ಬೆಳಗಾವಿ, ಕರ್ನಾಟಕ,**  
**591124**

**Address:**  
**W/O: Anand, O M Q NO-15/4, AIR**  
**FORCE OFFICE MESS MUTGA,**  
**Sambra, Sambra, Belgaum,**  
**Karnataka, 591124**

**9305 1728 9500**

 1947  
 1800 300 1947

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 **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**



 **জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**Unique Identification Authority of India**

**ঠিকানা:**  
এস/ও: মোহন সিং চৌধুরী, হাউস নং 787 4,  
নিবেদিতা রোড বাই লেন, রোটারি ক্লাবের ঐক  
সিকর্ট, 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

<http://www.uidai.gov.in> [www.uidai.gov.in](http://www.uidai.gov.in)

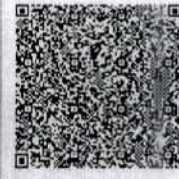


आयकर विभाग  
INCOME TAX DEPARTMENT



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

*Mrinal Agarwal*  
Partner

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

हासिलकार/किर आई डि / Enrollment No 1215110194/12504

To  
मृगल अग्रवाल  
Mrinal Agarwal  
CIGARETTE COMPANY COMPOUND  
S.F. ROAD  
SILIGURI ward NO. 26  
Siliguri Bazar  
Siliguri Bazar Siliguri Darjeeling  
West Bengal 734005  
9635800677

17/12/2014

Ref: S22 / 24Y / 358996 / 359259 / P



SE358984895FT



आपনার আধার সংখ্যা / Your Aadhaar No. :

**7138 5840 4131**

आधार - साधारण मानुषेर अधिकार



भारत सरकार  
Government of India



मृगल अग्रवाल  
Mrinal Agarwal  
पिता नरेश कुमार अग्रवाल  
Father: Naresk Kumar  
Agarwal  
सम्पन ति. / DOB: 22/06/1985  
पुल्ल: Male



7138 5840 4131

आधार - साधारण मानुषेर अधिकार



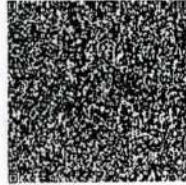
ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1215/91444/56901

To  
বুনেশ করনানি  
Bhunesh Kamani  
8 MANGTU RAM COMPOUND  
SILIGURI BAZAR  
Siliguri Bazar  
Siliguri Bazar  
Darjeeling West Bengal - 734005  
9434030013

Download Date: 05/06/2020  
Issue Date: 05/02/2014



আপনার আধার সংখ্যা / Your Aadhaar No. :

4171 5184 2510

VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারত সরকার  
Government of India



Download Date: 05/06/2020



বুনেশ করনানি  
Bhunesh Kamani  
জন্মতারিখ/DOB: 19/12/1998  
পুরুষ/ MALE

Issue Date: 05/02/2014

4171 5184 2510

VID : 9139 8578 4504 0427

আমার আধার, আমার পরিচয়

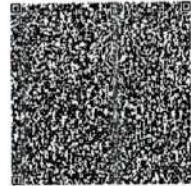


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
৪ মংগু রাম কমপাউন্ড, শিলিগুড়ি বাজার,  
শিলিগুড়ি বাজার, দার্জিলিং,  
পশ্চিম বঙ্গ - 734005

Address:  
8 MANGTU RAM COMPOUND, SILIGURI  
BAZAR, Siliguri Bazar, Darjeeling,  
West Bengal - 734005



4171 5184 2510

VID : 9139 8578 4504 0427

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Bhunesh Kamani

## Major Information of the Deed

Deed No :	I-0402-02269/2021	Date of Registration	02/09/2021
Query No / Year	0402-2001075775/2021	Office where deed is registered	
Query Date	30/06/2021 5:09:01 PM	0402-2001075775/2021	
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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,29,00,000/-	Rs. 1,40,69,093/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,84,857/- (Article:23)	Rs. 1,40,705/- (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	Da: Puratan Patit	0.064446 Acre	1,07,43,776/-	1,17,17,456/-	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/-	23,51,637/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>7.738Dec</b>	<b>129,00,000 /-</b>	<b>140,69,093 /-</b>	
		<b>Grand Total :</b>			<b>7.738Dec</b>	<b>129,00,000 /-</b>	<b>140,69,093 /-</b>	

### Seller Details :



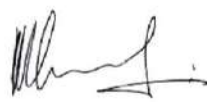
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri PARAMINDER SINGH CHOWDHARY</b> Son of Late Mohan Singh Chowdhury H. No.1338, Urban Estate, Sector-9, Ambala,, City:- , P.O:- Ambala City, P.S:-AMBALA CITY, District:-Ambala, Haryana, India, PIN:- 134003Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2P, Aadhaar No: 72xxxxxxx7555, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Smt GURBACHAN KAUR CHOWDHURY, (Alias: GURBACHAN KAUR CHOUDHURY)</b> Wife of Late Manminder Singh Chowdhury Alias Manminder Singh Choudhury Naharani Path,Dispur Last Gate,Assam Sachivalaya,, Block/Sector: House No.2,Opposite Lilawati Girls Hostel,, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781006 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx0N, Aadhaar No: 73xxxxxxx7553, Status :Individual, Executed by: Attorney Executed by: Attorney

3	<b>Shri GURPREET SINGH CHOUDHURY</b> Son of Late Manminder Singh Chowdhury Alias Manminder Singh Choudhury Naharani Path, Dispur Last Gate, Assam Sachivalaya,, Block/Sector: House No.2, Opposite Lilawati Girls Hostel,, City:- , P.O:- Dispur, P.S:- DISPUR, District:-Kamrup, Assam, India, PIN:- 781006 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3H, Aadhaar No: 88xxxxxxxx9250, Status :Individual, Executed by: Attorney Executed by: Attorney
4	<b>Smt JASMINE ANAND</b> Wife of Gp Capt Anand Kumar Royal Residency, Sector-9, Dwarka, New Delhi,, Flat No: 603, City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5N, Aadhaar No: 93xxxxxxxx9500, Status :Individual, Executed by: Attorney, Executed by: Attorney



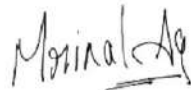
**Buyer Details :**

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	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri RAVINDER PAL SINGH CHOWDHURY (Presentant )</b> Son of Late Mohan Singh Chowdhury Date of Execution - 08/07/2021, , Admitted by: Self, Date of Admission: 08/07/2021, Place of Admission of Execution: Office			
		Jul 8 2021 11:47AM	LTI 08/07/2021	08/07/2021
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 PARAMINDER SINGH CHOWDHARY, Smt GURBACHAN KAUR CHOWDHURY, Shri GURPREET SINGH CHOWDHURY, Smt JASMINE ANAND				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri MRINAL AGARWAL</b> Son of Shri Naresh Kumar Agarwal Date of Execution - 08/07/2021, , Admitted by: Self, Date of Admission: 08/07/2021, Place of Admission of Execution: Office			
		Jul 8 2021 11:48AM	LTI 08/07/2021	08/07/2021

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 Bhunesh Karnani</b> Son of Shri Prakash Karnani Mangtu Ram Compound, Siliguri, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	08/07/2021	08/07/2021	08/07/2021
Identifier Of Shri MRINAL AGARWAL, Shri RAVINDER PAL SINGH CHOWDHURY			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri PARAMINDER SINGH CHOWDHARY	PARAS DEVELOPERS-3.2223 Dec
2	Smt GURBACHAN KAUR CHOWDHURY	PARAS DEVELOPERS-1.07431 Dec
3	Shri GURPREET SINGH CHOUDHURY	PARAS DEVELOPERS-1.07399 Dec
4	Smt JASMINE ANAND	PARAS DEVELOPERS-1.07399 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Shri PARAMINDER SINGH CHOWDHARY	PARAS DEVELOPERS-0.6467 Dec
2	Smt GURBACHAN KAUR CHOWDHURY	PARAS DEVELOPERS-0.215545 Dec
3	Shri GURPREET SINGH CHOUDHURY	PARAS DEVELOPERS-0.215545 Dec
4	Smt JASMINE ANAND	PARAS DEVELOPERS-0.21561 Dec



On 08-07-2021

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

Presented for registration at 11:41 hrs on 08-07-2021, 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 1,40,69,093/-

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

Execution is admitted on 08-07-2021 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 Bhunesh Karnani, , Son of Shri Prakash Karnani, Mangtu Ram Compound, 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. Shri PARAMINDER SINGH CHOWDHARY H. No.1338, Urban Estate, Sector-9, Ambala,, P.O: Ambala City, Thana: AMBALA CITY, , Ambala, HARYANA, India, PIN - 134003, 2. Smt GURBACHAN KAUR CHOWDHURY , GURBACHAN KAUR CHOUDHURY Naharani Path,Dispur Last Gate,Assam Sachivalaya,, Sector: House No.2,Opposite Lilawati Girls Hostel,, P.O: Dispur, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781006, 3. Shri GURPREET SINGH CHOUDHURY Naharani Path,Dispur Last Gate,Assam Sachivalaya,, Sector: House No.2,Opposite Lilawati Girls Hostel,, P.O: Dispur, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781006, 4. Smt JASMINE ANAND Royal Residency, Sector-9, Dwarka, New Delhi,, Flat No: 603, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075 is admitted by him

Indetified by Shri Bhunesh Karnani, , Son of Shri Prakash Karnani, Mangtu Ram Compound, 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 1,40,705/- ( A(1) = Rs 1,40,691/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,40,705/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2021 11:59AM with Govt. Ref. No: 192021220023845778 on 02-07-2021, Amount Rs: 1,40,705/-, Bank: SBI EPay ( SBlePay), Ref. No. 3114272867529 on 02-07-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,84,857/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,79,857/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4658, Amount: Rs.5,000/-, Date of Purchase: 28/06/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2021 11:59AM with Govt. Ref. No: 192021220023845778 on 02-07-2021, Amount Rs: 9,79,857/-, Bank: SBI EPay ( SBlePay), Ref. No. 3114272867529 on 02-07-2021, Head of Account 0030-02-103-003-02

**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

On 02-09-2021

**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.

*Syngden*

**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

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being No 040202269 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.09.02 14:19:26 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/09/02 02:19:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)