

2294/18

2240/2018



पश्चिम बंगाल WEST BENGAL

D 177481

22/03/2018
S. 501599
M.R. Rs. 3575000

Certified that the Document
Registration and the Signature Sheet
the Endorsement Sheet attached to this
Document are part of this Document

Adm. Officer Sub-Registrar
Bhaktinagar, Jalpaiguri

29 MAR 2018

: 1 :

DEED OF SALE

Xitijun Paul

Saonita Pal



NON JUDICIAL STAMP

No. 1238 Date 15.03.18

Sole Annapurna Realty

of Siliguri

Value Rs. 5000/-



(Sudhangshu Saran Roy)
Govt. Stamp Vendor
L. No. 173/R.M.
Siliguri Court

1847710



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

29 MAR 2018

: 2 :

Xilayamul

Samita Pal

CONVEYANCE: -

MOUZA - DABGRAM
P.S. - BHAKTINAGAR
DISTRICT - JALPAIGURI
AREA: 5.5 KATHAS
CONSIDERATION: Rs. 35,75,000/-
J.L NO 02
R.S. SHEET NO. 5
R.S. PLOT NO. 78/197,
R.S. KHATIAN NO. 96/1,
SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE ~~29th~~ DAY OF MARCH..... 2018

BETWEEN

ANNAPURNA REALTORS, a Partnership Firm, having its office at Narayani Bhawan, Sevoke Road, Siliguri, P.O. & P.S. Siliguri, Dist- Darjeeling, Represented by one of its Partners, **SRI ANKIT GUPTA**, son of Sri Suresh Kumar Gupta, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O and P.S. Siliguri, District Darjeeling, hereinafter called the "**PURCHASER**" (which expression shall mean and include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**FIRST PART**". (PAN: ABFFA7020A)

AND

Nikhil Ranjan Paul

Samita Pal

: 3 :

1. **SRI NILANJAN PAL ALIAS NILANJAN PAUL**, son of Late Nikhil Ranjan Pal alias Nikhil Ranjan Paul and

2. **SMT SAMITA PAL ALIAS SAMITA PAUL**, wife of Late Nikhil Ranjan Pal alias Nikhil Ranjan Paul, both are Hindu by Religion, Indian by Nationality, ~~Business~~ by Occupation, Resident of 58, Bankim Chandra Road, Ward No. 15, P.O & P.S Siliguri, District Darjeeling - hereinafter called the "**VENDORS**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

(PAN: ASRPP0187G), (PAN: AKEPP8324Q)

WHEREAS one Nikhil Ranjan Paul during his lifetime had purchased land measuring 5 Decimal from Sri Netra Bikram Saha, son of Sri Tika Bikram Saha. by virtue of a registered Deed of Sale, being document No. I-2560, for the year of 1981, and the same was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Sri Nikhil Ranjan Paul had also purchased land measuring 5 Decimal from Sri Gita Rani Roy, wife of Late Ram Mohan Roy, by virtue of a registered Deed of Sale, being document No. I-2101, for the year of 1982, and the same was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Sri Nikhil Ranjan Paul had also purchased land measuring 78 Decimal from Sri Rameshwar Das Agarwala, son of Late Mamchandmal Agarwala, by virtue of a registered Deed of Sale. dated 19.09.1974, being document No. I-8670, for the year of 1974, and the same was registered at the office of the District Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

Nikhil Paul

Samita Pal

: 4 :

AND WHEREAS the abovenamed Sri Nikhil Ranjan Paul had also purchased land measuring 6.5 Decimal from Sri Sita Ram Singh, son of Late Chiranjeet Singh, by virtue of a registered Deed of Sale, dated 22.03.1982, being document No. I-1370, for the year of 1982, and the same was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Sri Nikhil Ranjan Paul had also purchased land measuring 6.5 Decimal from Sri Padam Bahadur Chettri, son of Late Makar Dhan Chettri, by virtue of a registered Deed of Sale, dated 27.07.1981, being document No. I-2826, for the year of 1981, and the same was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Nikhil Ranjan Paul during his lifetime sold part of the above land and thereafter died intestate leaving behind his wife **Smt Samita Pal alias Samita Paul**, and his only son **Sri Nilanjan Pal alias Nilanjan Paul**, as his only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance **Smt Samita Pal alias Samita Paul and Sri Nilanjan Pal alias Nilanjan Paul**, became the joint owners of the remaining land including the below scheduled land having permanent, heritable and transferable, right,, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the abovenamed Vendors being in need of fund for investing the same in some lucrative business have offered for sale land measuring 5.5 Kathas out of their aforesaid land for a total consideration of Rs.35,75,000/- (Rupees Thirty Five Lacs Seventy Five Thousand Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser/s having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above land measuring 5.5 Kathas for a total consideration of Rs. 35,75,000/- (Rupees Thirty Five Lacs Seventy Five Thousand Only) and the aforesaid land is fully described in the Schedule below.

Nilayam

Samita Pal

: 5 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 35,75,000/- (Rupees Thirty Five Lacs Seventy Five Thousand Only) paid by the Purchaser/s to the Vendors, the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendors do hereby covenants with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the property hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said property hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

K. N. Bhowmik

Samita Pal

: 6 :

THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled property hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDORS FURTHER DECLARE that the entire property forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

SCHEDULE

All that piece or parcel of vacant homestead land measuring 5.5 Kathas, situated at Sevoke Road bye lane, (Road Zone: Checkpost to Salugara Bazar), situated in Mouza Dabgram, appertaining to and forming part of R.S. Plot No. 78/197, Recorded in R.S. Khatian No. 96/1, J.L. No. 2, R.S. Sheet No.5, Pargana Baikunthapur, P.S. Bhaktinagar, District Jalpaiguri. The said land is situated within the limits of Siliguri Municipal Corporation.

The said Land is butted and bounded and butted as follows :-

North ... 17 Feet wide Road

South ... 15 Feet wide Road

East ... Land of Vendors

West ... Land of Purchaser

: 7 :

IN WITNESS WHEREOF the Vendors do hereunto set their hands on the day, month and year first above written.

WITNESSES:-

1. Submeda f...
 State Si...
 ...
 PO, PS Si...
 ...

Milijambel

Samita Pal

VENDORS

2. Apal Bay
5/6 Sri Raneah Bay
east Chayan town
Jampangui

Drafted, readover and explained
by me and printed in my office.

Manoj Agarwal

Manoj Agarwal
Advocate, Siliguri.
(Enrl No. F-505/434 of 1997)



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

Xilayun Bel

Signature



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

samita Pal

Signature



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

Ankit Gupta

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILANJAN PAL
NIKHIL RANJAN PAL
10/10/1981

Permanent Account Number
ASRPP0187G

Nilanjana Pal
Signature



Nikhil Ranjan Pal

Nikhil Ranjan Pal

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UT/TSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UT/TSL
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी. बेलपुर
नवी मुंबई-४०० ६१४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMITA PAL

BINOY KRISHNA PAL

02/03/1955

Permanent Account Number

AKPP8324Q

Samita Pal

Signature



Samita Pal

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई-400 614

आयकर विभाग

INCOME TAX DEPARTMENT

ANNAPURNA REALTORS



भारत सरकार

GOVT OF INDIA



18/05/2016

Permanent Account Number

ABFFA7020A

21072016

Chaitanya
ANNAPURNA REALTORS
18/05/2016

DRIVING LICENCE

Licence No: W.B. 7320090155575

Date of Issue: 17.11.09 Valid Upto: 16.11.29

Name: ANKIT GUPTA

S/D/W: S KR GUPTA

Address: HOWRAH ROADWAYS CORP
SEVOKE RD, SLG, DJ. B+

Date of Birth: 24.10.1990

Blood Group: B+

Licensing Authority: SILIGURI

LICENCED TO DRIVE ALL OVER INDIA CATEGORY - NT

Ankit Gupta

☒ Light Motor Vehicle
☐ Medium Goods Vehicle
☐ Medium Passenger Motor Vehicle
☐ Heavy Goods Vehicle
☐ Heavy Passenger Vehicle
☐ Autorickshaw/Van
☐ Tractor
☒ Motor Cycle with gear
☒ Motor Cycle without gear

1. Violation of traffic rules and signals
2. Driving dangerously at excessive speed.
3. Driving without valid Registration/Tax/Permit
4. Driving without valid and Valid Licence.
5. Driving vehicle exceeding Permissible weight.
6. Charged or convicted u/s 304 A/IPC.
7. Refused to stop while driving a taxi/autorickshaw.

1 2 3 4 5 6 7

Ankit Gupta

Major Information of the Deed

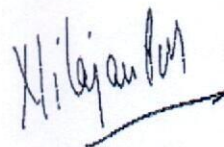
Deed No :	I-0711-02240/2018	Date of Registration	29/03/2018
Query No / Year	0711-0000501599/2018	Office where deed is registered	
Query Date	26/03/2018 7:33:19 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	ANKIT GUPTA SEVOKE ROAD, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434019602, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 35,75,000/-	Rs. 35,75,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,14,520/- (Article:23)	Rs. 35,764/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone : (Checkpost -- Salugara bazar) , Mouza: Dabgram Sheet No - 5

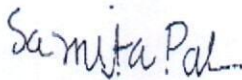
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-78/197	RS-96/1	Bastu	Bastu	5.5 Katha	35,75,000/-	35,75,000/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					9.075Dec	35,75,000 /-	35,75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr NILANJAN PAL, (Alias: Mr NILANJAN PAUL) (Presentant) Son of Late NIKHIL RANJAN PAUL Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office	 29/03/2018	 LTI 29/03/2018	 29/03/2018

Major Information of the Deed :- I-0711-02240/2018-29/03/2018

58, Bankim Chandra Road, Ward No. 15, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASRPP0187G, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018
 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mrs SAMITA PAL, (Alias: Mrs SAMITA PAUL) Wife of Late NIKHIL RANJAN PAUL Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
		29/03/2018	LTI 29/03/2018	29/03/2018

58, Bankim Chandra Road, Ward No. 15, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKEPP8324Q, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018
 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA REALTORS Narayani Bhawan, Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.: ABFFA7020A, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANKIT GUPTA Son of Mr SURESH KUMAR GUPTA SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ANNAPURNA REALTORS (as PARTNER)

Identifier Details :

Name & address
Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NILANJAN PAL, Mrs SAMITA PAL

29/03/2018

Major Information of the Deed :- I-0711-02240/2018-29/03/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN PAL	ANNAPURNA REALTORS-4.5375 Dec
2	Mrs SAMITA PAL	ANNAPURNA REALTORS-4.5375 Dec

Endorsement For Deed Number : I - 071102240 / 2018

On 27-03-2018

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 35,75,000/-



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

On 29-03-2018

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

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

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

Presented for registration at 11:21 hrs on 29-03-2018, at the Office of the A.D.S.R. BHAKTINAGAR by Mr NILANJAN PAL Alias Mr NILANJAN PAUL, one of the Executants.

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

Execution is admitted on 29/03/2018 by 1. Mr NILANJAN PAL, Alias Mr NILANJAN PAUL, Son of Late NIKHIL RANJAN PAUL, 58, Bankim Chandra Road, Ward No. 15, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs SAMITA PAL, Alias Mrs SAMITA PAUL, Wife of Late NIKHIL RANJAN PAUL, 58, Bankim Chandra Road, Ward No. 15, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA GANGULY, , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

Major Information of the Deed :- I-0711-02240/2018-29/03/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,764/- (A(1) = Rs 35,750/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,764/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2018 12:00AM with Govt. Ref. No: 192017180206272952 on 27-03-2018, Amount Rs: 35,764/-,
Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 270320180016699 on 27-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,14,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,09,520/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1238, Amount: Rs.5,000/-, Date of Purchase: 15/03/2018, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2018 12:00AM with Govt. Ref. No: 192017180206272952 on 27-03-2018, Amount Rs: 2,09,520/-,
Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 270320180016699 on 27-03-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0711-02240/2018-29/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 55538 to 55555
being No 071102240 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.03.29 14:20:42 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 29-03-2018 14:20:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)