

2294/18

2

2240/2018



पश्चिम बंगाल WEST BENGAL

D 177481

D 177481

29/03/2018
S. 501599
M.R. Rs. 3575000

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

Adl. District Sub-Registrar
Bhaktinagar, Jalpaiguri

29 MAR 2018

:1:

DEED OF SALE



Xitijun Pal
Sumanita Pal

NON JUDICIAL STAMP

No. 1238 Date 15.03.18

Sole Annapurna Realtors

of Siliguri

Value Rs. 5000/-



S.S. Roy
(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

Xitayunful

Samita Pal

: 2 :

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**" 

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**.



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.

Niloufar

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. V. Vajravel

Sarmita 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. Subrata Panigrahy
Block Si Shikha Nagar
Santipur Bazar
PO, PS Si Shikha Nagar
Dist. Darjeeling

Subrata Panigrahy

Samita Pal

VENDORS

2. Apal Roy
Sri Chandra Roy
East Chayan Pura
Jangra

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	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

Nilesh Kumar
Signature



	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

Samita Pal
Signature



	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

Dr. K. K. K. K.
Signature
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILANJAN PAL
NIKHIL RANJAN PAL
10/10/1981

Permanent Account Number

Nilanjana Pal

Signature



Nikhil Ranjan Pal

Nilanjana Pal

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

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMITA PAL

BINOY KRISHNA PAL

02/03/1955



Signature



Samita Pal

If 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, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANNAPURNA REALTORS



18/05/2016



21072016

ANNAPURNA REALTORS
[Signature]
Partner

DRIVING LICENCE

Licence No.: WB. 7320090155575

Date of Issue: 17.11.09 Valid Until: 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 XNT**

Ankit Gupta

☒	Light Motor Vehicle
☐	Medium Goods Vehicle
☐	Medium Passenger Motor Vehicle
☐	Heavy Goods Vehicle
☐	Heavy Passenger Vehicle
☐	Auto Rickshaw/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 (as applicable).
4. Driving without valid and Valid Licence.
5. Driving vehicle exceeding Permissible weight.
6. Charged or convicted under 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/-	
Stampduty 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 :

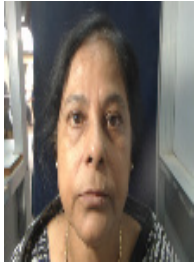
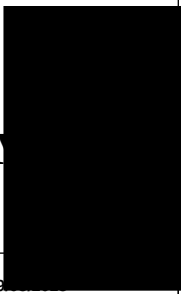
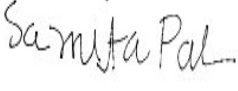
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone : (Checkpost -- Salugara bazar) , Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Proposed	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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name 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	Photo 	Fringingerprint 	Signature 
		29/03/2018	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.:: [REDACTED] 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	Fringerpriint	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	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. [REDACTED] Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			

Buyer Details :

SI 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 [REDACTED] Status :Organization, Status : Not Executed

Representative Details :

SI 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.



(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.)

Government of West Bengal
OFFICE OF THE A.D.S.R. BHAKTINAGAR
District Jalpaiguri

Ref.: AIN 071120181022401289425 (Application for certified copy of registered deed) dated
7/3/2025 2

Total amount of duties/fees paid: Rs. 153.00/- (Rupees one hundred and fifty-three) only

Certified to be a true copy of the deed being No. 02240 for the year 2018 of OFFICE OF THE
A.D.S.R. BHAKTINAGAR.

Digitally signed by Biswarup Goswami
A.D.S.R. BHAKTINAGAR
7/9/2025 5:01:50 PM