

251/17

1-249



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 214587



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

Adl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

20 JAN 2017

: 1 :

DEED OF SALE

0005

SL No. 18236 Date 11.1.2017
PURCHASER Annapurna Realtors
Full Address Liliguri
Total value 5000/-
Stamp Purchased from JPG Treasury on 1



STAMP VENDOR
(JAYA DAS)
Licence no-1 of 99-2000
Addl. DSR Office, Raiganj, Jalpaiguri



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

20 JAN 2017

Narayani Pal

Samita Pal

ANNAPURNA REALTORS
Ankit Gupta
Partner

: 2 :

CONVEYANCE: -

MOUZA - DABGRAM

P.S. - BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA: 6.4 KATHAS

CONSIDERATION: Rs. 39,60,000/-

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 ^{20th}..... DAY OF JANUARY..... 2017

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**". (P )

AND

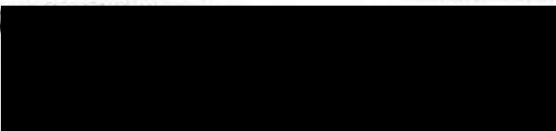
Nilanjan Pal

Samita Pal

ANNAJURNA REALTORS
Abhishek Roy
Partner

: 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 )

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.

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 Ranjan Paul

Samita Pal

ANNAPURNA REALTORS
Anubhav Gupta
Partner

: 4 :

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.

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 measuring 6.4 Kathas out of their aforesaid land for a total consideration of Rs. 39,60,000/- (Rupees Thirty Nine Lacs Sixty 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 6.4 Katha for a total consideration of Rs. 39,60,000/- (Rupees Thirty Nine Lacs Sixty Thousand Only) and the aforesaid land is fully described in the Schedule below.

M. K. Pal

Sa. m. Pal

ANNAPURNA REALTORS
Ankur Kumar
Partner

: 5 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 39,60,000/- (Rupees Thirty Nine Lacs Sixty 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.

Milanjou

Samita Pal

ANNAFLORNA REALTORS

Partner

: 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 Danga Land measuring 6.4 Katha, 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 Laid is butted and bounded and butted as follows :-

North ... 17 Feet wide Road

South ... 15 Feet wide Road and land of Mr. Sachin Thakuri

East ... Land of Purchaser

West ... Land of Vendors and land of Mr. Sachin Thakuri

: 7 :

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

WITNESSES:-

1. *Sybnak / ch / pring*
S/O Late Si Shon / pring / pring
South Bhawalmafer
P.O. P.S. Sili / pring
Dist. Darjiling

Xilayan Pal

Samita Pal

VENDORS

ANNAPURNA REALTORS

Ankit Lyster
Partner

PURCHASER

2. Miss Mary Concepta Rozario
D/o Mr. Peter Johnny Rozario
P.O. - Elitiasal Bagal
P.S. - Bhaktinagar
Dist. - Jalpaiguri

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

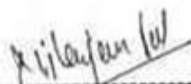
Manoj Agarwal

Manoj Agarwal

Advocate, Siliguri.

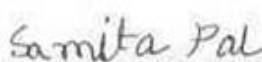
(Enrl No. F-505/434 of 1997)

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



 Signature

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



 Signature

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

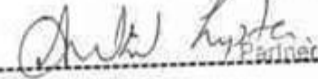

 Signature

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

 Signature

Major Information of the Deed

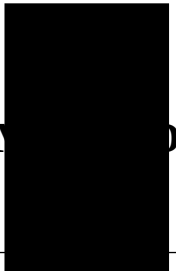
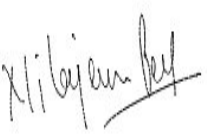
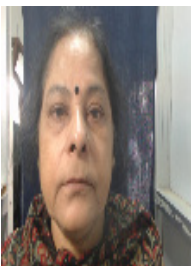
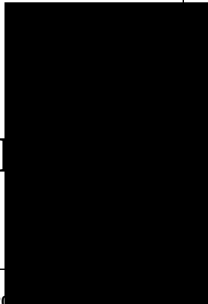
Deed No :	I-0711-00249/2017	Date of Registration	20/01/2017
Query No / Year	0711-0001599018/2016	Office where deed is registered	
Query Date	12/12/2016 12:10:20 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	ANKIT GUPTA SEVOKE ROAD,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434019602, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 39,60,000/-		Rs. 39,60,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,37,600/- (Article:23)		Rs. 43,549/- (Article:A(1))	
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, 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	6.4 Katha	39,60,000/-	39,60,000/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					10.56Dec	39,60,000 /-	39,60,000 /-	

Seller Details :

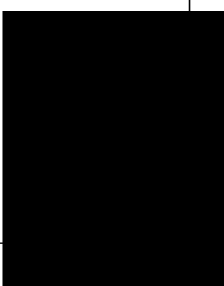
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr NILANJAN PAL, (Alias: Mr NILANJAN PAUL) Son of Late NIKHIL RANJAN PAUL Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place : Office	 20/01/2017	 20/01/2017	 20/01/2017
	58, BAKIM CHANDRA ROAD, HAKIMPARA, 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			
2	Name	Photo	Fringerprint	Signature
	Mrs SAMITA PAL, (Alias: Mrs SAMITA PAUL) Wife of Late NIKHIL RANJAN PAUL Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place : Office	 20/01/2017	 20/01/2017	 20/01/2017

58, BAKIM CHANDRA ROAD, HAKIMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No [REDACTED] Status :Individual

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANKIT GUPTA Son of Mr SURESH KUMAR GUPTA Date of Execution - 20/01/2017, , Admitted by: Self, Date of Admission: 20/01/2017, Place of Admission of Execution: Office	Photo  Jan 20 2017 12:19PM	Finger Print 	Signature  20/01/2017
	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 - 734004, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NILANJAN PAL, Mrs SAMITA PAL, Mr ANKIT GUPTA	
	20/01/2017

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr NILANJAN PAL	ANNAPURNA REALTORS-5.28 Dec
2	Mrs SAMITA PAL	ANNAPURNA REALTORS-5.28 Dec

On 28-12-2016

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 39,60,000/-



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 20-01-2017

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 11:59 hrs on 20-01-2017, 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 20/01/2017 by 1. Mr NILANJAN PAL, Alias Mr NILANJAN PAUL, Son of Late NIKHIL RANJAN PAUL, 58, BAKIM CHANDRA ROAD, HAKIMPURA, 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, BAKIM CHANDRA ROAD, HAKIMPURA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

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 - 734004, by caste Hindu, by profession Service

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

Execution is admitted on 20-01-2017 by Mr ANKIT GUPTA, PARTNER, ANNAPURNA REALTORS, NARAYANI BHAWAN, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

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 - 734004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,549/- (A(1) = Rs 43,549/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,549/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2017 12:00AM with Govt. Ref. No: 192016170037962462 on 30-12-2016, Amount Rs: 43,549/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 311220160013895 on 02-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,37,600/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,32,600/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18236, Amount: Rs.5,000/-, Date of Purchase: 11/01/2017, Vendor name: Jaya Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2017 12:00AM with Govt. Ref. No: 192016170037962462 on 30-12-2016, Amount Rs: 2,32,600/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 311220160013895 on 02-01-2017, Head of Account 0030-02-103-003-02



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2017, Page from 6086 to 6100

being No 071100249 for the year 2017.



(Jiban Krishna Das) 27-01-2017 13:03:16
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 071120171002491301141 (Application for certified copy of registered deed) dated
7/5/2025 2

Total amount of duties/fees paid: Rs. 131.00/- (Rupees one hundred and thirty-one) only

Certified to be a true copy of the deed being No. 00249 for the year 2017 of OFFICE OF THE
A.D.S.R. BHAKTINAGAR.

Digitally signed by Biswarup Goswami
A.D.S.R. BHAKTINAGAR
7/10/2025 5:47:53 PM