

5052/19

I - 4816/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 459838

E 459838

২২/০৭/২০১৯
১১৪৪৩৫৫/২০১৯
১১৪৪৩৫৫/২০১৯

Nilayon Pal
e Nilayon Pal

Samita Pal

@ Samita Pal

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

Addl. District Sub-Registrar -
Bhakti Nagar, Jalpaiguri

22 JUL 2019

DEED OF SALE



SL.NO. 17669 Date 5.7.2019
PURCHASER Annapurna Realtors
Full Address Siliguri
Total Value 5.000
Stamp Purchased from JPG Treasury-1



⁷⁸¹
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2006
Addl. DSR Office, Rajgani, Jalpaiguri



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

22 JUL 2019

Niloujan Paul
© Niloujan Paul.
Sarmita Paul
@ Sarmita Paul

: 2 :

CONVEYANCE: -

MOUZA - DABGRAM

P.S. - BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA: 3.31 KATHAS

CONSIDERATION: Rs. 21,51,500/-

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 22nd DAY OF JULY 2019

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 Pal
@ Nilanjan Paul

Samita Pal
@ Samita Paul

: 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**.

(I )

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
e Nilanjan Paul.

Samita Pal
@ Samita Paul

: 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 land measuring 3.31 Kathas for a total consideration of Rs. 21,51,500/- (Rupees Twenty One Lacs Fifty One Thousand Five Hundred Only) and the aforesaid land is fully described in the Schedule below.

Niloufer Paul
@ Niloufer Paul

Samita Paul

@ Samita Paul

: 5 :

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 3.31 Kathas for a total consideration of Rs. 21,51,500/- (Rupees Twenty One Lacs Fifty One Thousand Five Hundred Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 21,51,500/- (Rupees Twenty One Lacs Fifty One Thousand Five Hundred 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.

Niloufer Pal
e Niloufer Pal

Samita Pal

@ Samita Pal

: 6 :

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.

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.

Ni laian Paul
@ Ni laian Paul

Samita Pal
@ Samita Paul

: 7 :

SCHEDULE

All that piece or parcel of Vacant homestead Land measuring 3.31 Kathas, situated at Sevoke Road bye lane, (Road Zone: Checkpost to Salugara Bazar), 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 ... Vasundhara Vatika

West ... Land of Annapurna Realtors

: 8 :

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

WITNESSES:-

1.

Suhrata Jan Guni
S/O Late S. S. Kumar Guni
S. S. Dharwad Nagar
PO. P. S. Siliguri
Dist. Darjeeling

Nilayan Pal
@ Nilayan Paul

Samita Pal
@ Samita Paul

VENDORS

2.

Asper Roy
S/O Sri Anuram Roy
East Chayan Para
Dist. Jalpaiguri

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



DEBASISH DAS

Advocate, Siliguri.

Enrolment No. F/645/836/2010

		THUMB	FORE	MIDDLE	RING	LITTLE
	LEFT HAND	[Redacted]				
	RIGHT HAND					

Nilayan Paul
@ Nilayan Paul

Signature

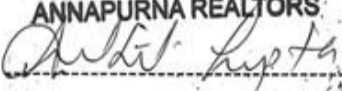
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	[Redacted]				
	RIGHT HAND					

Samita Paul @ Samita Paul

Samita Paul
@ Samita Paul

Signature

		THUMB	FORE	MIDDLE	RING	LITTLE
	LEFT HAND					
	RIGHT HAND					

ANNAPURNA REALTORS

 Signature Partner

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

 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
ANNAPURNA REALTORS



भारत सरकार
GOVT. OF INDIA



18/05/2016

Permanent Account Number

21/07/2016

ANNAPURNA REALTORS

[Signature]
Partner

DRIVING LICENCE

Licence No: WB. 7320090155575

Date of Issue: 17.11.09 Valid Up to: 16.11.29

Name: ANKIT GUPTA

S/DW: S KR GUPTA

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

Date of Birth: 24.10.1990

Blood Group: B+

Licensing Authority: SILIGURI

Ankit Gupta

**LICENCED TO DRIVE
ALL OVER INDIA
CATEGORY XNT**

Ankit Gupta

☒ Light Motor Vehicle	1 Violation of traffic rules and signals
☐ Medium Goods Vehicle	2 Driving dangerously at excessive speed
☐ Medium Passenger Motor Vehicle	3 Driving without valid Registration/Tax/Permit
☐ Heavy Goods Vehicle	4 Driving without valid and Valid Licence
☐ Heavy Passenger Vehicle	5 Driving vehicle exceeding Permissible weight
☐ Auto Rickshaw/ Van	6 Charged or convicted under 304 AIPC
☐ Tractor	7 Refused to stop while driving a taxi
☒ Motor Cycle with gear	
☒ Motor Cycle without gear	

1 2 3 4 5 6 7

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILANJAN PAL
NIKHIL RANJAN PAL
10/10/1981



Signature

*Nilanjantul
@ Nilanjantul*

Nilanjantul

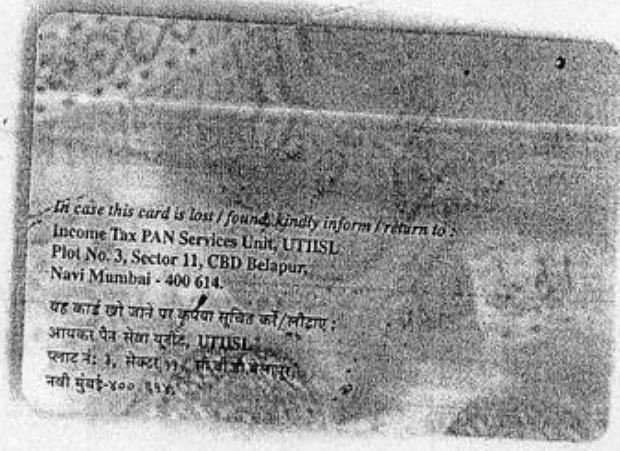
In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदाहः
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



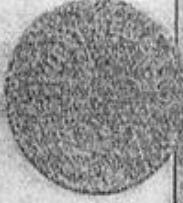
Samita Pal @ samita Paul

Samita Pal




ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD GLQ4165627
পরিচয় পত্র



Elector's Name Subrata Ganguly
নির্বাচকের নাম সুব্রত গাঙ্গুলী
Father's Name Shishir Kumar Ganguly
পিতার নাম শিশির কুমার গাঙ্গুলী
Sex M
লিঙ্গ পুং
Age as on 1.1.2005 23
১.১.২০০৫-এ বয়স ২৩

Address:
Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling
734404

ঠিকানা :
দক্ষিণ ভারতনগর , ওয়ার্ড নং ২৪ শিলিগুরি দার্জিলিং ৭৩৪৪০৪


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
Assembly Constituency: 25-Siliguri
নিবন্ধনভুক্ত নির্বাচন কেন্দ্র : ২৫-শিলিগুরি
District: Darjeeling
তারিখ: ০১.০৪.২০০৫

Major Information of the Deed

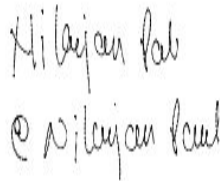
Deed No :	I-0711-04816/2019	Date of Registration	22/07/2019
Query No / Year	0711-0001144355/2019	Office where deed is registered	
Query Date	16/07/2019 12:14:07 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	ANKIT GUPTA SEVOKE ROAD,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076398, 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. 21,51,500/-		Rs. 56,27,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,37,640/- (Article:23)		Rs. 56,284/- (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, JI No: 2, Pin Code : 734008

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	3.31 Katha	21,51,500/-	56,27,000/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					5.4615Dec	21,51,500 /-	56,27,000 /-	

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 PAL Executed by: Self, Date of Execution: 22/07/2019 , Admitted by: Self, Date of Admission: 22/07/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		22/07/2019	22/07/2019	22/07/2019

	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: 22/07/2019 , Admitted by: Self, Date of Admission: 22/07/2019 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SAMITA PAL, (Alias: Mrs SAMITA PAUL) Wife of Late NIKHIL RANJAN PAL Executed by: Self, Date of Execution: 22/07/2019 , Admitted by: Self, Date of Admission: 22/07/2019 ,Place : Office			
	22/07/2019	22/07/2019	22/07/2019	22/07/2019
	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: 22/07/2019 , Admitted by: Self, Date of Admission: 22/07/2019 ,Place : Office			

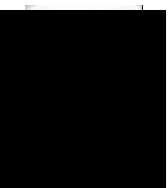
Buyer Details :

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	Photo	Finger Print	Signature
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			
	22/07/2019	22/07/2019	22/07/2019
Identifier Of Mr NILANJAN PAL, Mrs SAMITA PAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN PAL	ANNAPURNA REALTORS-2.73075 Dec
2	Mrs SAMITA PAL	ANNAPURNA REALTORS-2.73075 Dec

Endorsement For Deed Number : I - 071104816 / 2019

On 16-07-2019

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 56,27,000/-



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

On 22-07-2019

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

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

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

Presented for registration at 12:49 hrs on 22-07-2019, 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 22/07/2019 by 1. Mr NILANJAN PAL, Alias Mr NILANJAN PAUL, Son of Late NIKHIL RANJAN PAL, 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 PAL, 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 - 734004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56,284/- (A(1) = Rs 56,270/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 56,284/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2019 12:00AM with Govt. Ref. No: 192019200042691602 on 17-07-2019, Amount Rs: 56,284/-,
Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 170720190019127 on 17-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,37,640/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,32,640/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14669, Amount: Rs.5,000/-, Date of Purchase: 05/07/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2019 12:00AM with Govt. Ref. No: 192019200042691602 on 17-07-2019, Amount Rs: 3,32,640/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 170720190019127 on 17-07-2019, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 126064 to 126084

being No 071104816 for the year 2019.



(Tapash Kanti Ghosh) 25-07-2019 17:39:50

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 071120191048161301133 (Application for certified copy of registered deed) dated
7/5/2025 2

Total amount of duties/fees paid: Rs. 176.00/- (Rupees one hundred and seventy-six) only

Certified to be a true copy of the deed being No. 04816 for the year 2019 of OFFICE OF THE
A.D.S.R. BHAKTINAGAR.

Digitally signed by Biswarup Goswami
A.D.S.R. BHAKTINAGAR
7/10/2025 5:46:24 PM