

5727/17

I-5610/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



08611

C 408611

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

Adol, District Sub-Registrar
Bhakti Nagar, Jalpaiguri

15 SEP 2017

:1:

DEED OF SALE

SL NO. 14182 Date 25.8.2017
PURCHASER Annapurna Reddy
Full Address Siliguri
Total value 5000
Stamp Purchased from JPG Treasury on 1

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



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

15 SEP 2017

Xitangem Pal

Samita Pal

: 2 :

CONVEYANCE: -

MOUZA - DABGRAM

P.S. - BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA: 6 KATHAS

CONSIDERATION: Rs. 39,00,000/-

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 15th DAY OF September 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**"

AND

Nikhil Ranjan Pal
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.

WHEREAS the abovenamed Sri Nikhil Ranjan Paul had also purchased land measuring 78 Decimal from Sri Rameshwar Das Agarwala, son of Late Mancharidmal 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.

Nilanjana Paul

Samita Pal

: 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 Kathas out of their aforesaid land for a total consideration of Rs. 39,00,000/- (Rupees Thirty Nine Lacs 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 Kathas for a total consideration of Rs. 39,00,000/- (Rupees Thirty Nine Lacs Only) and the aforesaid land is fully described in the Schedule below.

Niloufar

Sarmita Pal

: 5 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 39,00,000/- (Rupees Thirty Nine Lacs 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.

Niloufar

Samita Pat

: 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 Kathas, 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 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 Ganguly
S/O Late Sri Subin Kumar Ganguly
Sanath Bhawan Nagar
PO, PE Siliguri
Dist Jalpaiguri

Nilanjana

Sarmita Pal

VENDORS

2. Shuvradip Kundu
S/O Sri. S. K. Kundu
Haideypara
Siliguri

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					

Nishu Kumar

Signature



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

Samita Pal

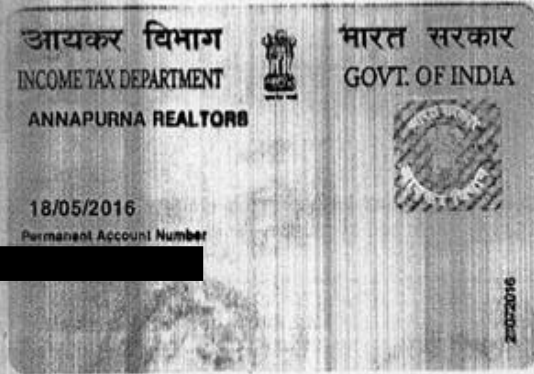
Signature



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

Annapurna Realities

Signature
Partner



ANAPURNA REALTORS
[Signature]
Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILANJAN PAL
NIKHIL RANJAN PAL
10/10/1981



Permanent Account Number



Nilanjan Pal

Signature

Nilanjan 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/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMITA PAL

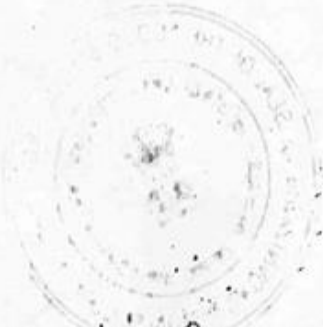
BINOY KRISHNA PAL

02/03/1955

Permanent Account Number

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: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-0711-05610/2017	Date of Registration	15/09/2017
Query No / Year	0711-0001231602/2017	Office where deed is registered	
Query Date	29/08/2017 6:36:17 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		[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. 39,00,000/-		Rs. 39,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,34,020/- (Article:23)		Rs. 39,014/- (Article:A(1), E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

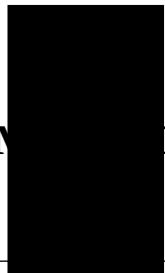
Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, 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 Katha	39,00,000/-	39,00,000/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	39,00,000 /-	39,00,000 /-	

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: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Office	Photo 	Fringingerprint 	Signature 
	58, BANKIM 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.:: [REDACTED] Status :Individual, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Office	15/09/2017	1	15/09/2017

2	Name	Photo	Fingerprint	Signature
	Mrs SAMITA PAL, (Alias: Mrs SAMITA PAUL) Wife of Late NIKHIL RANJAN PAL Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Office	 15/09/2017	 15/09/2017	 15/09/2017
58, BANKIM CHANDRA ROAD, HAKIMPARA, 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: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,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 - 734004, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NILANJAN PAL, Mrs SAMITA PAL
 15/09/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILANJAN PAL	ANNAPURNA REALTORS-4.95 Dec
2	Mrs SAMITA PAL	ANNAPURNA REALTORS-4.95 Dec

Endorsement For Deed Number : I - 071105610 / 2017

On 30-08-2017

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 39,00,000/-



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

On 15-09-2017

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 12:16 hrs on 15-09-2017, 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 15/09/2017 by 1. Mr NILANJAN PAL, Alias Mr NILANJAN PAUL, Son of Late NIKHIL RANJAN PAL, 58, BANKIM CHANDRA ROAD, HAKIMPARA, 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, HAKIMPARA, 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 39,014/- (A(1) = Rs 39,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2017 12:00AM with Govt. Ref. No: 192017180067735212 on 31-08-2017, Amount Rs: 39,014/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 010920170016041 on 01-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,34,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,29,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14182, Amount: Rs.5,000/-, Date of Purchase: 25/08/2017, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2017 12:00AM with Govt. Ref. No: 192017180067735212 on 31-08-2017, Amount Rs: 2,29,020/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 010920170016041 on 01-09-2017, 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 0711-2017, Page from 121906 to 121922

being No 071105610 for the year 2017.



(Tapash Kanti Ghosh) 18-09-2017 12:24:12

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 071120171056101297318 (Application for certified copy of registered deed) dated
7/4/2025 4

Total amount of duties/fees paid: Rs. 146.00/- (Rupees one hundred and forty-six) only

Certified to be a true copy of the deed being No. 05610 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 5:33:04 PM