

SL. NO. → 6879

16/12/20



14/12/20
1.540
B-2/169860/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 886989 F 886989

Certified that this document is
Admitted to registration. The Signature
Sheet and the endorsement Sheets
attached herewith are the parts of
this document

Additional Dist Sub-Registrar
Kharagpur
Dist - Paschim Medinipur

16 DEC 2020

SALE DEED

District - Paschim Medinipur,
P.S. - Kharagpur (Town)
Mouza - Taljuli, J.L. No. - 239,
L.R. Khatian No. - 1197,
R.S. Plot No. - 269, L.R. Plot No. - 459,
Area of Land = 03.33 decs. pashi at present of Bastu.
R.S. Plot No. - 487, L.R. Plot No. - 458,
Area of Land = 0.17 decs. pashi at present of Bastu
Total area in two plots - 3.50 decs.
Sale Value - 8,75,000/-

Municipal Area

THIS DEED OF SALE made on
this 16th day of December 2020.

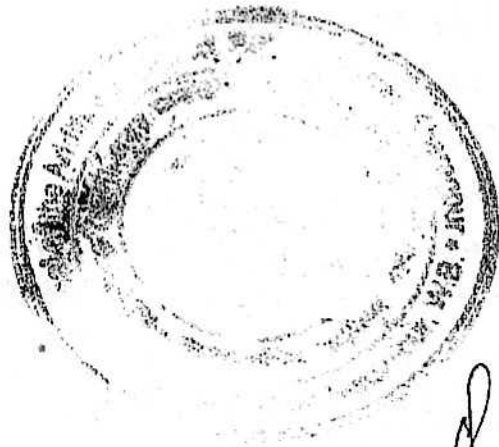
Contd. - 2

K. K. K. K. K.

সংক্রমণ নং 14179 নিকা ৪০০০/-
তারিখ 16.12.2020
নাম Sou M Suya Rao
সং Matbarakaji
পোঃ Nimpara থানা Kharagpur (Town)
এস. ডি ও অফিস খড়াপুর

Suchismita Kar
ডেপুটি সচিব

৪০০০ x 1 = ৪০০০.০০
Rs. Five thousands
only



Additional Dist Sub-Registrar
Kharagpur
Dist - Paschim Medinipur

16 DEC 2020



K Kondal Rao

BETWEEN

SRI. K. KONDAL RAO

S/O - Late K. Rama Swamy

by religion- Hindu, by nationality- Indian, by Occupation - Retd.

**Employee, resident of - 160/120, Malancha Road, Near Old
Ice Factory, Dhekia, P.O.- Kharagpur, P.S.- Kharagpur (Town),**

A.D.S.R. Office - Kharagpur, Dist- Paſchim Medinipur, Pin -

721301 (hereinafter called the 'VENDOR' which expression

shall unless the context otherwise requires include the heirs,

successors and representatives of the VENDOR) of the ONE

PART.

Contd. - 3

K. Kondal Rao



M. Surya Rao

AND

SRI. M. SURYA RAO

S/O - M. Madhava Rao

by religion- **Hindu**, by nationality- **Indian**, by Occupation -
Service, resident of - **Qtr. No. - L/U-27, Unit-1, Type -B,**
Mathurakati, P.O. - Nimpura, P.S.- Kharagpur (Town),
A.D.S.R. Office - Kharagpur, Dist- Paschim Medinipur, Pin -
721304 (hereinafter called the '**VENDEE**' which expression
shall unless the context otherwise requires include the heirs,
successors and representatives of the **VENDEE**) of the **OTHER**

PART.

A handwritten signature in black ink, appearing to be 'Surya Rao'.

Contd. - 4

K. K. Madhava Rao

THIS INDENTURE is in respect of **3.50** decs. of pashi at present of Bastu in Mouza - **Taljuli**, J.L. No.- **239**, L.R. Khatian No. - **1197**, in R.S. Plot No. - **269** whose L.R. Plot No. - **459**, Area of Land = **03.33** decs. pashi at present of Bastu. and in R.S. Plot No. - **487** whose L.R. Plot No. - **458**, Area of Land = **0.17** decs. pashi at present of Bastu, Total area in two plots - **3.50** decs. as mentioned in schedule hereunder for a consideration of Rs. **8,75,000/-** (Rupees eight lakhs seventy five thousand) only.

WHEREAS the vendor is lawfully seized and possessed of the schedule property/ land stated herein schedule below as its which is/are free from all encumbrances which is mentioned and described in the schedule hereunder written and hereafter referred to as the said property/land.

WHEREAS the said property is the purchase property of **SRI. K. KONDAL RAO, S/O - Late K. Rama Swamy** i.e. the instant Vendor by four nos. regd Deed of Sale being Nos. - **4441, 4442, 4445 & 4450** all are registered on **09.09.2020** Regd at A.D.S.R. Office Kharagpur from **Nasir Ali** and others by



K. Kondal Rao

that purchase deed **SRI. K. KONDAL RAO, S/O - Late K. Rama Swamy** i.e. the instant Vendor became the sole and absolute owner of the schedule land and he also duly mutated and recorded his name in the present L.R. Settlement under L.R. Khatian No. **1197** and of Mouza - **Taljuli**, J.L. No.- **239**, within P.S. - **Kharagpur (Town)**, Dist - **Paschim Medinipur** and since purchase the instant Vendor is exercising his right title, interest and peaceful possession without any interruption from others over the said land by paying rent to the state of West Bengal and the instant vendor has valid right, title, interest and peaceful possession up till now over the said land.

AND WHEREAS the Vendor is in need of money to meet some domestic affairs and decided and agreed to sell measuring area - **3.50** decs. of Bastu land for the consideration of Rs. **8,75,000/-** (Rupees eight lakhs seventy five thousand) only which is deemed to be the highest prevalent market value thereof Rs. **8,75,000/-** (Rupees eight lakhs seventy five thousand) only.

AND WHEREAS the Vendee has agreed to purchase the aforesaid land for the highest consideration of Rs.

Contd. - 6



K. Kondal Rao

8,75,000/- (Rupees eight lakhs seventy five thousand) only AND
WHEREAS VENDOR accepted said offer of the VENDEE.

NOW THIS DEED WITNESSETH as follows that in pursuance of the said agreement between the vendor and the vendee/purchaser and in consideration of Rs. 8,75,000/- (Rupees eight lakhs seventy five thousand) only has already been paid by the Vendee to the Vendor in presence of the following witnesses (the receipt of which the Vendor hereby acknowledges) and the Vendor does hereby convey, transferred and assigns unto and to the use of Vendee and his heirs, executors, administrators and assigns. ALL THAT TITLE, INTEREST into or upon the said property hereby Conveyed unto the Vendee and his heirs etc. and assigns absolutely forever as ordinarily passon such sale.

AND THAT THE VENDOR does hereby convey and declare for himself and his heirs, executors, representatives, and assigns that the VENDOR has good title to convey the property conveyed or express to be conveyed unto the VENDEE his heirs, executors administrators, representatives and assigns in manner aforesaid.



Contd. - 7

K. K. K. K. K.

AND the Vendee/ Purchaser in respect of the land sold to him will mutate his name and pay rent to the Govt. and has record of right present settlement prepared in his name and to which the vendor has no objection at all.

AND THAT the Vendee shall hereafter peaceably hold, use and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the Vendor or any other person or persons whomsoever.

THAT the Vendor does also hereby agree to save harmless and keep indemnified the Vendee from and against all losses, damages, costs or expenses which he may sustain or incur by reason of any claim being made by any body whomsoever to the said land.

AND THAT the Vendor his heirs, executors, administrators or assigns further covenant that he will refund consideration money or part thereof in case of any defect of title of the vendor in the property sold hereby or part thereof, together with lawful rate of interest and he will be liable to the vendee/ purchaser or his heirs administrators or assigns.



K. Kondar Rao

AND THAT the vendor further covenant that if transpires that the property/ land hereby covenant by the vendor is not free from all encumbrances as herein before stated by him the vendor his heirs, executors, administrators and assigns will be civilly and criminally liable to the vendee/ purchaser his heirs, executors, administrators and assigns and all will be bound to make good any loss sustained by his or them.

AND THAT in order to ascertain the proper location and area of the sold property/ land a site plan annexed herewith in "Red" colour wash and the said plan is made a part of this Deed. In support of this Deed the vendor handed over to the vendee xerox copy of original title Deed, L.R. Record and other relating papers.

IN WITNESS whereof the **Vendor** named above execute this Deed of Sale duly signed by the vendor in good sound of health and mind and without provocation from others in presence of the witnesses on the day, month and year first above written.



K. Konda Rao

Schedule of Sold Land

Within District - Paschim Medinipur, A.D.S.R. Office -
Kharagpur, P.S. - Kharagpur (Town), within Kharagpur Mu-
nicipality, Ward No. - 28 (New), Mouza - Taljuli, J.L. No.- 239,
L.R. Khatian No. - 1197,

R.S. Plot No. - 269, L.R. Plot No. - 459,

Area of Land = **03.33** decs. pashi at present of Bastu.

R.S. Plot No. - 487, L.R. Plot No. - 458,

Area of Land = **0.17** decs. pashi at present of Bastu

Total area in two plots - **3.50** decs. out of 10 decs.

Butted and bounded by :-

North: Today's purchaser B. G. V. K. Shiv Kumar

South: 14 ft wide Kancha Rasta

East: 14 ft wide Kancha Rasta

West: Today's purchaser M. Satish Kumar & others

Measurement of the sold land

North : 46' - 02"

South: 46' - 02"

East : 33' - 00"

West : 33' - 00"

Area = 3.50 decs.

Receipt of consideration

Received Rs. **8,75,000/-** (Rupees eight lakhs seventy five thou-
 sand) only from the Vendee through Bank Transfer.

Contd. -10

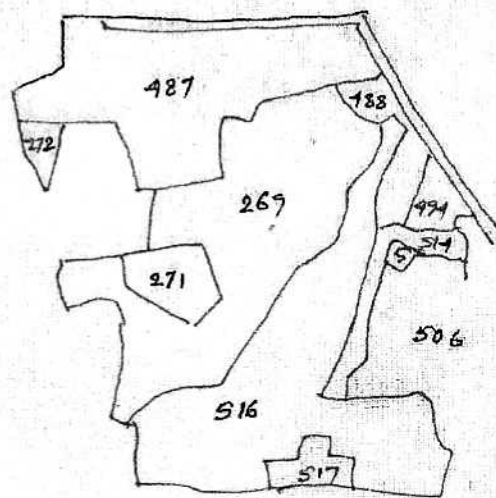
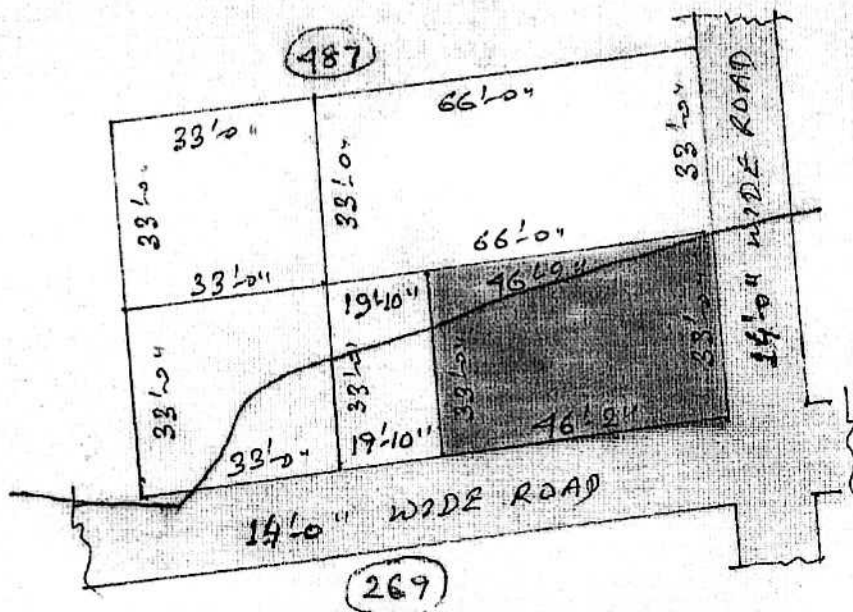
[Signature]

K. K. S. Das



MOUZA - TALJULI, J.L. NO - 239,
P.S - KHARAGPUR, DIST - PASCHIM MEDINIPUR.

SCALE - 16" = 1 MILE.



VENDOR,

K. KONDAL RAO,
S/O - LATE K. RAMA SWAMY,
RESIDENT OF 160/120
MALANCHA ROAD,
NEAR OLD ICE FACTORY, DHEKIA,
P.S - KHARAGPUR TOWN,
DIST - PASCHIM MEDINIPUR.

VENDEE,

M. SURYA RAO,
S/O - M. MADHAVA RAO,
RESIDENT OF RLY Q.R. NO.
L/U-27, UNIT-I, B-TYPE,
MATHURAKATI,
P.S - KHARAGPUR TOWN,
DIST - PASCHIM MEDINIPUR.

SCHEDULE OF SOLD LAND -
MOUZA - TALJULI, NO - 239,
P.S - KHARAGPUR,
DIST - PASCHIM MEDINIPUR,
L.R KHATIAN NO - 1197.

R-S PLOT NO	AREA IN ACRE	L-R PLOT NO	AREA ON ACRE
269	0.0338	487	0.0333
487	0.0017	458	0.0017
<u>0.0355</u>		<u>0.0350</u> ACRE,	

K. Kondal Rao

SOLD LAND SHOWN IN RED WASH

Handwritten signature/initials


Annual assessed rent will be payable to the B.L. & L.R.O.

Kharagpur - 1, on behalf of the State of West Bengal.

Witnesses:-

- 1) I Srinivas Rao son of late D - Appa Rao
Rly S.No 4/20 Unit No 2 of 3 Gandhi Nagar (Ward no 21)
Kharagpur Town.
Dist Paschim Medinipur.
- 2) Sibsankar Dey -
rill - Kharagpur - P.O - Madhupur
P.S - Kharagpur
Dist - Paschim Medinipur

Drafted, by:-


BISWAJIT DUTTA
Advocate
Enrol. No. - F/840/1110 of 2014
Judge's Court, Midnapur

Biswajit Dutta

Advocate

Judge Court, Midnapur

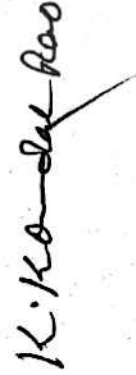
Enrolment No. - F/840/1110/2014

Computer Typed By :-

Abhijit Mukherjee
(Abhijit Mukherjee)

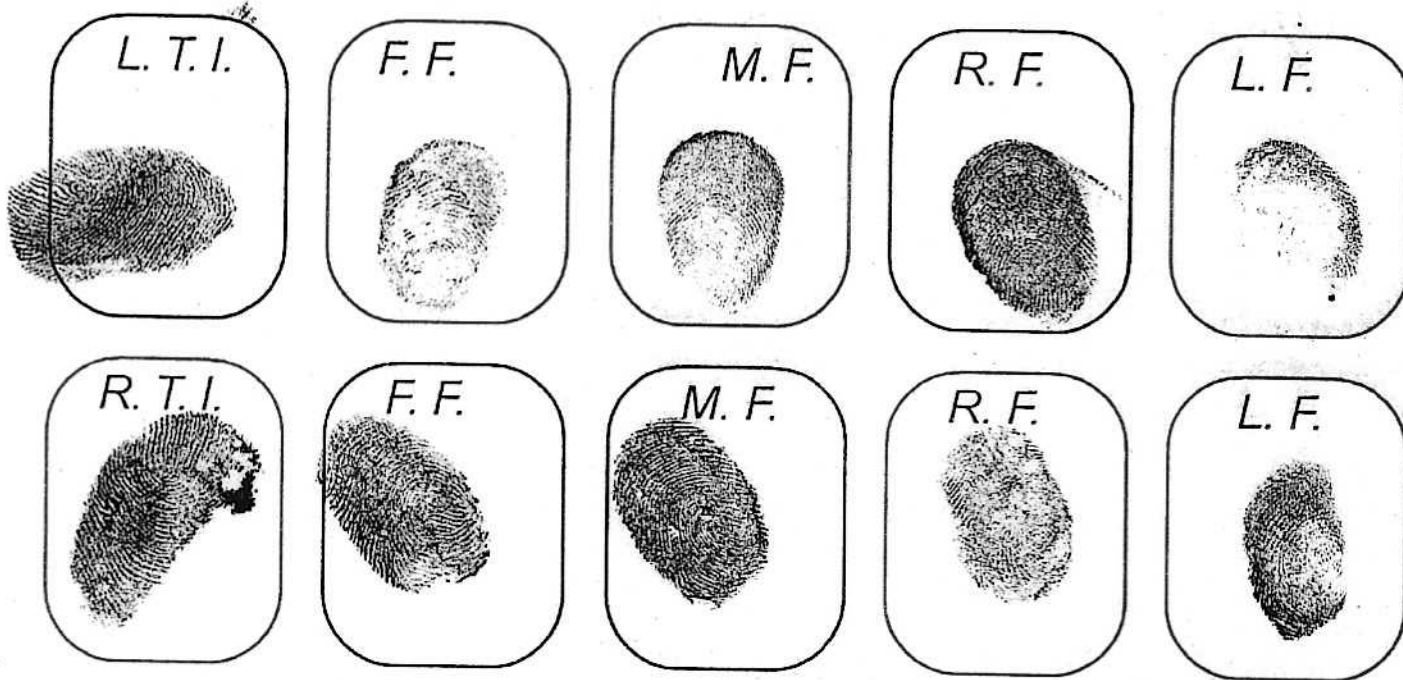
Sanjoal, Kharagpur.

This Deed is completed in
10 pages including stamp
paper and there are 2 nos
of witnesses. One additional
page containing finger prints
of the Vendor and the Vend-
ees has been annexed
hereto, forming part of the
Deed.


K. Kondal Rao

K. Kondal Rao

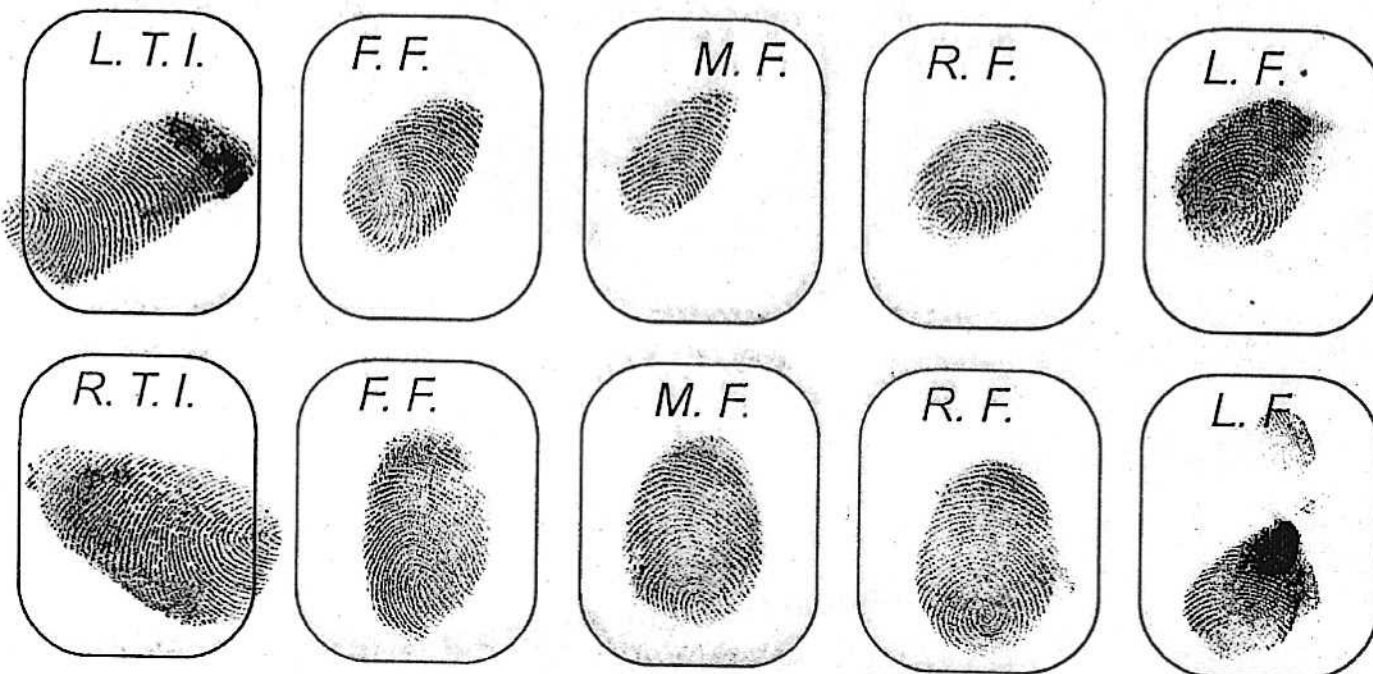
Finger prints of the Vendor



R. Kondal Rao

SIGNATURE

Finger prints of the Vendee



M. Surya Rao.
SIGNATURE



सत्यमेव जयते
সত্যং জয়তে



आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/26087/00325

To

এম.সূর্য রাও

M.Surya Rao

S/O: M.Madhava Rao

QTR NO- L/U -27 UNIT NO- 1 B-TYPE

MATHURAKATI

Kharagpur (m)

Nimpura

Paschim Medinipur Paschim Medinipur

West Bengal 721304

8016581349

31/08/2016

392891958



MA928919583FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7055 1892 8590

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



এম.সূর্য রাও

M.Surya Rao

পিতা : এম.মাধবা রাও

Father : M.Madhava Rao

জন্মতারিখ / DOB : 22/02/1978

পুরুষ / Male



7055 1892 8590

আমার আধার, আমার পরিচয়

M. Surya Rao

भारत सरकार
Government of India

आधार

Download Date: 29/12/2019



K Kondal Rao
Date of Birth/DOB: 03/02/1960
Male: MALE

Issue Date: 20/12/2019

6832 8235 4511
VID : 9116 9505 1518 3802

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Address:
C/O Ramaswamy, 160/120 MALANCHA
ROAD, OLD ICE FACTORY, DHEKIA,
Kharagpur (m), Paschim Medinipur,
West Bengal - 721304



6832 8235 4511
VID : 9116 9505 1518 3802

1947 | help@uidai.gov.in | www.uidai.gov.in

K. Kondal Rao



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

రిజిస్ట్రేషన్/ Enrolment No.: 2052/42003/43356

To
డి శ్రీనివాస్ రావు
D Srinivas Rao
S/O D Appa Rao Late
L/20 UNIT 2
OLD SETTLEMENT
GANDHINAGAR
Kharagpur (m)
Kharagpur
Paschim Medinipur West Bengal - 721301

Download Date: 12/03/2018

Generation Date: 27/10/2017

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 01
Date: 2018.03.12 11:53:05
IST



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2414 1931 0880

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



డి శ్రీనివాస్ రావు
D Srinivas Rao
పుట్టిన తేదీ/DOB: 07/04/1976
పురుషుడు/ MALE

2414 1931 0880

నా ఆధార్, నా గుర్తింపు



D Srinivas Rao

Major Information of the Deed




Deed No :	I-1010-06882/2020	Date of Registration	16/12/2020
Query No / Year	1010-2001698601/2020	Office where deed is registered	
Query Date	15/12/2020 11:00:12 PM	1010-2001698601/2020	
Applicant Name, Address & Other Details	S Jana Thana : Kharagpur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9134376557, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 8,75,000/-	Rs. 8,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,510/- (Article:23)	Rs. 8,757/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No.28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS :-)	LR-1197	Vastu	Pashi	3.33 Dec	8,32,500/-	8,32,500/-	Width of Approach Road: 14 Ft.,
L2	LR-458 (RS :-)	LR-1197	Vastu	Pashi	0.17 Dec	42,500/-	42,500/-	Width of Approach Road: 14 Ft.,
TOTAL :					3.5Dec	8,75,000 /-	8,75,000 /-	
Grand Total :					3.5Dec	8,75,000 /-	8,75,000 /-	

Seller Details :



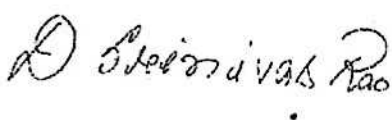
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri K Kondal Rao (Presentant) Son of Late K Rama Swamy Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
		16/12/2020	LTI 16/12/2020	16/12/2020

160/120 Malancha Road Near Old Ice Factory Dhekia, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 , Place : Office

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Shri M Surya Rao Son of M Madhava Rao Qtr No. L/u 27 Unit No 1 B Type Mathurakati, P.O:- Nimpura, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri D Srinivas Rao Son of Late D Appa Rao Old Settlement, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301</p>			
	16/12/2020	16/12/2020	16/12/2020

Identifier Of Shri K Kondal Rao

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri K Kondal Rao	Shri M Surya Rao-3.33 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri K Kondal Rao	Shri M Surya Rao-0.17 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 1197	Owner:কে কোন্ডল রাও, Gurdian:কে রাম স্বাম, Address:মালঞ্চ রোড , Classification:পশি, Area:0.04230000 Acre,	Shri K Kondal Rao
L2	LR Plot No:- 458, LR Khatian No:- 1197	Owner:কে কোন্ডল রাও, Gurdian:কে রাম স্বাম, Address:মালঞ্চ রোড , Classification:পশি, Area:0.02670000 Acre,	Shri K Kondal Rao

Endorsement For Deed Number : I - 101006882 / 2020

On 16-12-2020

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 13:54 hrs on 16-12-2020, at the Office of the A.D.S.R. KHARAGPUR by Shri K Kondal Rao ,Executant.

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 8,75,000/-

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

Execution is admitted on 16/12/2020 by Shri K Kondal Rao, Son of Late K Rama Swamy, 160/120 Malancha Road Near Old Ice Factory Dhekia, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Retired Person

Indetified by Shri D Srinivas Rao, , , Son of Late D Appa Rao, Old Settlement, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,757/- (A(1) = Rs 8,750/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,757/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 2:24PM with Govt. Ref. No: 192020210170111211 on 16-12-2020, Amount Rs: 8,757/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AWAOEV2 on 16-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 52,510/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 47,510/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14173, Amount: Rs.5,000/-, Date of Purchase: 16/12/2020, Vendor name: Suchismita Kar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2020 2:24PM with Govt. Ref. No: 192020210170111211 on 16-12-2020, Amount Rs: 47,510/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AWAOEV2 on 16-12-2020, Head of Account 0030-02-103-003-02



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2020, Page from 142262 to 142282
being No 101006882 for the year 2020.



Digitally signed by Md TABIS ANSARI
Date: 2020.12.17 14:02:32 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2020/12/17 02:02:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)