

Sl. NO. 648/2018

I 649/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 387938

Q N = 26358/2018

Certified that this document is admitted to registration. The signature sheet and the endorsement sheet attached therewith are the parts of this document.

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

29 JAN 2018

DEED OF SALE

Dist.- Paschim Medinipur P.S.- Kharagpur (L),
A.D.S.R.O.- Kharagpur, Mouza- Mirpur, J.L. No.
240, R.S. Khatian no. 364, L.R. Khatian No. 1543
& 24/1, R.S. Plot no. 120, L.R. Plot no. 129,
area 1380 Sq.ft or 0.0317 acre or 3.17 dec.

Value Rs. 8,00,000/-

SHIV SANKALP CONSTRUCTION

Ashutosh Singh
Partner

S. Nagamoni

25122
29 JAN 2018

টাকা ৫০০০.০০
জোলা পশ্চিম মেদিনীপুর



নাম: *শ্রীমান বিজয় কান্তি...*
পিতা: *শ্রীমান...*
বাস: *মেলা*

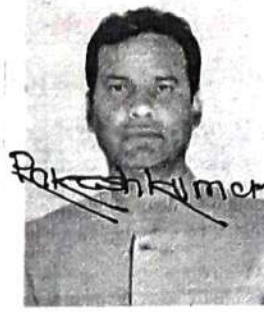
~~29 JAN 2018~~
~~29 JAN 2018~~
~~29 JAN 2018~~

[Handwritten signature]
৫০০০.০০/- ৫০০০.০০



Form No. MS 7 (2)
Registration Act
1908 Paschim Medinipur

29 JAN 2018



This Deed of Sale is made on the 29th day of January, 2018.

BETWEEN

S. Nagamani, Wife of S. Bhaskar Rao, by caste Hindu, by Profession Housewife residing at Mirpur Gopalnagar , Jhapetapur P.O.+ P.S.- Kharagpur (T), Dist.- Paschim Medinipur, Indian citizen, Hereinafter known as the VENDOR (which expression shall unless the context otherwise requires include her heirs, successors and representatives) OF THE ONE PART.

AND

SRI RAKESH KUMAR, PAN- AJMPS3255Q, S/o Sri Arjuna Singh, by caste Hindu, by Occupation- business, by nationality - Indian, and resident of Jhapetapur Gopalnagar, P.O.- Kharagpur, A.D.S.R.O.- Kharagpur, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin-721301, herein after called the VENDEE (which expression shall unless the context otherwise requires include his heirs, successors and representatives) OF THE OTHER PART.

This indenture is in respect of 3.17 dec. of Bastu Land in Mouza- Mirpur, J.L. No. 240, Khatian no. 364, L.R. Khatian No. 1543 & 24/1, R.S. Plot no. 120, L.R. Plot no. 129, area 3.17 dec. and of bastu land as mentioned in schedule hereunder for a consideration of Rs. 8,00,000 only.

S. Nagamani

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

WHEREAS the said property is the purchased property of the instant Vendor from Babli Sarkar, Sri Ratan Panchadhaye, Smt. Pratima Maity (Payra), by a regd deed of Sale being no. 5720, dt. 05.09.2013, in the office of A.D.S.R.O. Kharagpur and since purchase the instant Vendor is exercising his right, title interest and peaceful possession without any interruption from other 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 uptill now over the said land.

Whereas the Vendors is need of money to meet some domestic affairs and decided and agreed to sell the property/land total measuring area 3.17 dec. for the consideration of Rs.8,00,000 (Eighty Lakh) only which is demanded to be the highest prevalent market value thereof Rs.8,00,000 (Eighty Lakh) only.

AND WHEREAS the Vendee have agreed to purchase the aforesaid property / land for the highest consideration of Rs.8,00,000 (Eighty Lakh) only and WHEREAS VENDOR accepted said offer the VENDEE

NOW THIS INDENTURE WITNESETH as follows that in pursuance of the said agreement between the Vendor and the Vendee / purchaser and in consideration of Rs.8,00,000 (Eighty Lakh) only has already been paid by the Vendee to the Vendor by cash & Cheque as per memo of consideration written hereunder in presence of the following witness (the receipt of which the Vendor hereby acknowledges) and the Vendor does hereby convey, transfer and assigns unto and to the use of Vendee and its heirs, executors, administrators and assigns. ALL THAT TITLE, INTEREST into or upon the said property / and hereby conveyed unto the Vendee

S. Nagamoni

and tithis heris etc. assigns absolutely for ever as ordinarily passon such sale.

AND THAT THE VENDOR does hereby convey and declare for himself and his heirs, executors, representatives, as 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.

AND the Vendee/ Purchaser in respect of the land sold to it will nutate its name from the B.L.& L.R.O. Kharagpur and pay rent to the Govt. and has /have record of right present settlement prepared in it's 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 its own property/ land without any hindrance, interruption, claim or demand by or from the Vendor or any other person/ 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 its may sustain or incur by reason of any alaim being made by any body whomsoever to the said property/ 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/ land sold hereby or part thereof, together with lawful rate of interest and he will be liable to the Vendee/ purchaser or its heirs adminstrators or assigns.

AND THAT the Vendor further covenant that in transpires that the property / land hereby covenant by the Vendor are into free from all encumbrances as herein before stated by him the Vendor his heirs, executors, administrators and assigns will be civil and criminal liable to the Vendor purchaser its heirs, executors administrators and assigns and all will be bound to make good any loss sustained by it/s them.

S. Nagamani

Whereas The Vendor does hereby grant transfer and convey unto the Vendee all the rights, title and interest both in law and in equity in respect of the lands as mentioned in detail in schedule below, and that free from all incumbrances. and it is stipulated that the Vendee will get immediate khas possession of the aforesaid properties as hereby conveyed and will remain in possession of the same from generation to generation, by paying the proportionate annual rent to the Block Land Reforms officer, Circle No. 1, Kharagpur, Dist.- Paschim Medinipur on behalf of the Govt. of West Bengal.

AND THAT the said land or any part or portion thereof or any interest has not vested in and /or is / are not Acquire by the state of West Bengal Estate Acquisition Act. 1956 or statutory modification there of or under urban ceiling and regulation Act. 1976 or any other law for the time being inforce.

AND THAT in order to ascertain the proper location and area of the sold /aldn a site plan annexed herewith in RED colour wash and the said plan is made a part of this Deed.

ADN THEAT in support of this Deed the Vendor handed over the Vendee Xerox title Deed L.R. Recorded and other relating papers.

IN WITNESS WHEREOF the Vendors after fully understanding the contents of this Sale deed in healthy state of body and mind put their hands on the day, month and year as mentioned above in presence of the following witnesses.

SCHEDULE PROPERTY

Dist.- Paschim Medinipur P.S. & A.D.S.R.O.- Kharagpur, under Gopali Gram Panchayat Mouza- Mirpur, J.L. No. 240, R.S. Khatian no. 364, L.R. Khatian No. 1543 & 24/1, R.S. Plot no. 120, L.R. Plot no. 129 area 1380 One thousand Three hundred Eighty sq.ft. or 0.0317 Zero point Zero Three One Seven acre or 3.17 Three point One Seven dec. undivided out of 1/3 rd share of 9.50 dec. which is shown in in the attach sketch map. Marked

S. Nagamani

shown in red wash. This map treated as one part of the deed. Value Rs.8,00,000 (Eighty Lakh) only. Total amount Vendee paid to the Vendor by cheque & cash in the year start 2016 to 2018 partly payment.

Measurement of total 9.50 dec.

North Side :- 'ft 24" Inch+45'ft 06" inch.

South Side :- 28'ft 0" Inch.+45'ft 0" inch.

East Side :- 57'ft 06" Inch. West Side :- 59'ft 0" Inch.

BUTTED & BOUNDED BY TOTAL 9.50 dec.

North :- Plot no. 115.

South :- 10'ft wide road.

East :- Plot no. 116.

West :- Plot no. 120 (P) Vendees Land.

Rent as per Government rule Payable at B.L.&L.R.O. Kharagpur.

Drafted by :-

APR 2016. Bawa
1055/2016
Nataraj. M.

Witness :-

Subrata K. Bora do Akari Lal Bora
Nataraj Bora, Midnapore

S. Bhaskaran Rao

Sub S. Akh Rao

Gopal Mehera
Kharagpur

Computer by :-

Pradip Sen,
(Pradip Sen), M/S Medini Infotech, Old LIC More, Midnapore.

This deed has typed in 6 pages including 1 stamp paper and 5 demi paper and One extra page No. 7 attached hereto be made part of this deed on which the ten fingers prints of both the Vendors and Purchaser have been taken and witnesses have signed in this deed.

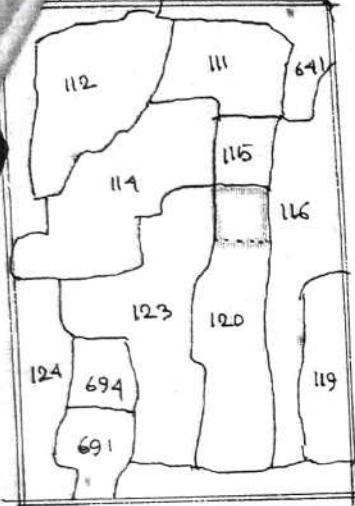
MOLIZA:-MIRPUR ; J.L.NO- 240

P.S-KHARAGPUR(L) ; DIST-PASCHIM MEDINIPUR

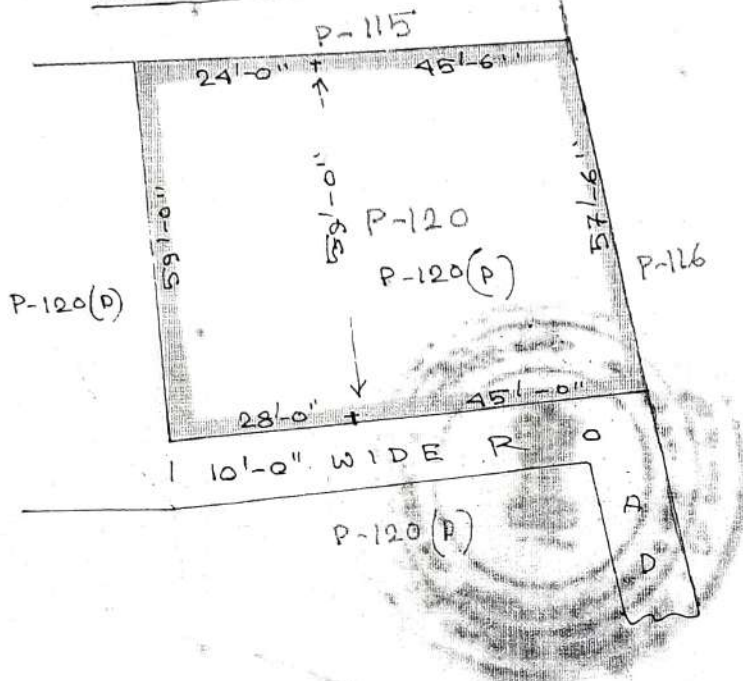
NAME OF DONDEE SRI RAKESH KUMAR

S/O- ARJUNA SINGH
OF JHAPETAPUR ; GOPAL NAGAR
P.S-KHARAGPUR TOWN
DIST-PASCHIM MEDINIPUR

SCALE:- 1/16" = 1-MILE



NOT TO SCALE



S. Nagamoni

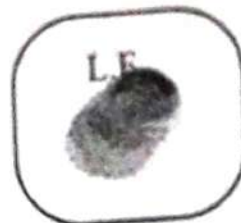
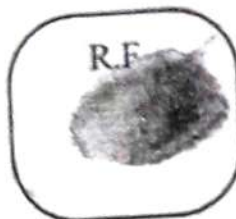
SCHEDULE OF GATED-LAND:-

RIS PLOT NO.	L.R PLOT NO.	TOTAL LAND AREA	GIFTED LAND AREA (1/3 SHARE)	MARK
120 (PART)	129 (PART)	N= 24'-0" + 45'-6" S= 28'-0" + 45'-0" E= 57'-6" M= 59'-0" W= 59'-0" 4140 (SQ.FT) = 0.0950 (ACRE)	1380 SQ.FT OR 0.0317 (ACRE) OUT OF TOTAL 4140 (SQ.FT) = 0.0950 (ACRE)	

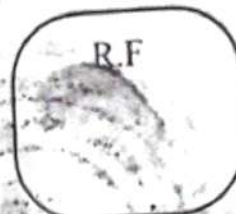
0105 WAL P S

DRAWN BY

Left Hand finger Impression

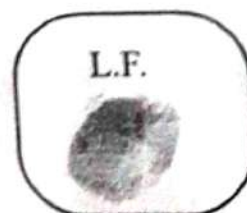
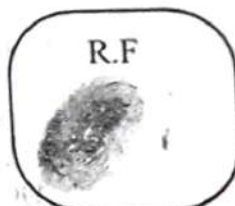
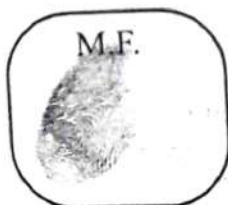


Right Hand finger Impression

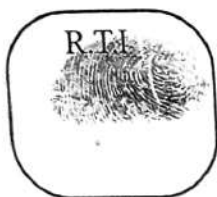


Rakesh Kumar
Signature

Left Hand finger Impression



Right Hand finger Impression



S. Nagamani
Signature

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201718-016234322-1

Payment Mode Online Payment

AN Date: 29/01/2018 13:57:20

Bank : State Bank of India

URN : IK00LQARY1

BRN Date: 29/01/2018 13:58:36

DEPOSITOR'S DETAILS

Id No. : 10011000026356/3/2018
[Query No./Query Year]

Name : Rakesh Kumar
Contact No. : Mobile No. : +91 9434509322
E-mail :
Address : Jhapetapur
Applicant Name : Mr S Nagamani
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	10011000026356/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	36210
2	10011000026356/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	8274

In Words : Rupees Forty Four Thousand Four Hundred Eighty Four only

Total

44484

Major Information of the Deed

Deed No :	I-1001-00649/2018	Date of Registration	29/01/2018
Query No / Year	1001-1000026356/2018	Office where deed is registered	
Query Date	29/01/2018 1:41:06 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	S Nagamani Mirpur, Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721301, Mobile No. : 9434509322, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs. 8,24,200/-		
Rs. 8,00,000/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 8,274/- (Article:A(1), M(b), H)		
Rs. 41,210/- (Article:23)			
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: GOPALI, Mouza: Mirpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-120	RS-364	Vastu	Vastu	3.17 Dec	8,00,000/-	8,24,200/-	
Grand Total :					3.17Dec	8,00,000 /-	8,24,200 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	S Nagamani (Presentant) Wife of S Bhaskar Rao Executed by: Self, Date of Execution: 29/01/2018 , Admitted by: Self, Date of Admission: 29/01/2018 ,Place : Office			
	29/01/2018	LTI 29/01/2018		29/01/2018
Mirpur Gopalnagar Jhapetapur, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 29/01/2018 , Admitted by: Self, Date of Admission: 29/01/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rakesh Kumar Son of Mr Arjuna Singha Jhapetapur Gopalpur, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Status : Not Executed

Major Information of the Deed :- I-1001-00649/2018-29/01/2018

Identifier Details :**Name & address**

Mr Subrata Kumar Basu
 Son of Late Kanai Lal Basu
 Nutan Bazar, P.O. - Midnapore, P.S. - Medinipur, Midnapore, District - Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of S Nagamani

29/01/2018

Subrata K Basu

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	S Nagamani	Mr Rakesh Kumar-3 17 Dec

Endorsement For Deed Number : I - 100100649 / 2018

On 29-01-2018

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 13:48 hrs on 29-01-2018, at the Office of the D S R. - I PASCIM MIDNAPORE by S Nagamani, 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 8,24,200/-

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

Execution is admitted on 29/01/2018 by S Nagamani, Wife of S Bhaskar Rao, Mirpur Gopainagar Jhapetapur, P.O. Kharagpur Thana Kharagpur Town City/Town KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Identified by Mr Subrata Kumar Basu, Son of Late Kanai Lal Basu, Nutan Bazar, P.O. Midnapore, Thana Medinipur City/Town MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,274/- (A(1) = Rs 8,242/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 8,274/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 29/01/2018 1:58PM with Govt Ref No 192017180162343221 on 29-01-2018, Amount Rs: 8,274/-, Bank State Bank of India (SBIN0000001) Ref No IK00LQARY1 on 29-01-2018 Head of Account 0030-03-104-001-16

Major information of the Deed - I-1001-00649/2018-29/01/2018

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 41,210/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 36,210/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25122, Amount: Rs.5,000/-, Date of Purchase: 29/01/2018, Vendor name Satya Charan Ghosh

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2018 1:58PM with Govt. Ref. No: 192017180162343221 on 29-01-2018, Amount Rs 36,210/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK00LQARY1 on 29-01-2018, Head of Account 0030-02-103-003-02

Bp
Biswajit Dey
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Major Information of the Deed :- I-1001-00649/2018-29/01/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1001-2018, Page from 12253 to 12266
being No 100100649 for the year 2018.



Digitally signed by BISWAJIT DEY
Date: 2018.01.30 17:27:27 +05:30
Reason: Digital Signing of Deed.

Bp

(Biswajit Dey) 1/30/2018 5:27:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

SHIV SANKALP CONSTRUCTION

Ashutosh Singh
Partner

(This document is digitally signed.)