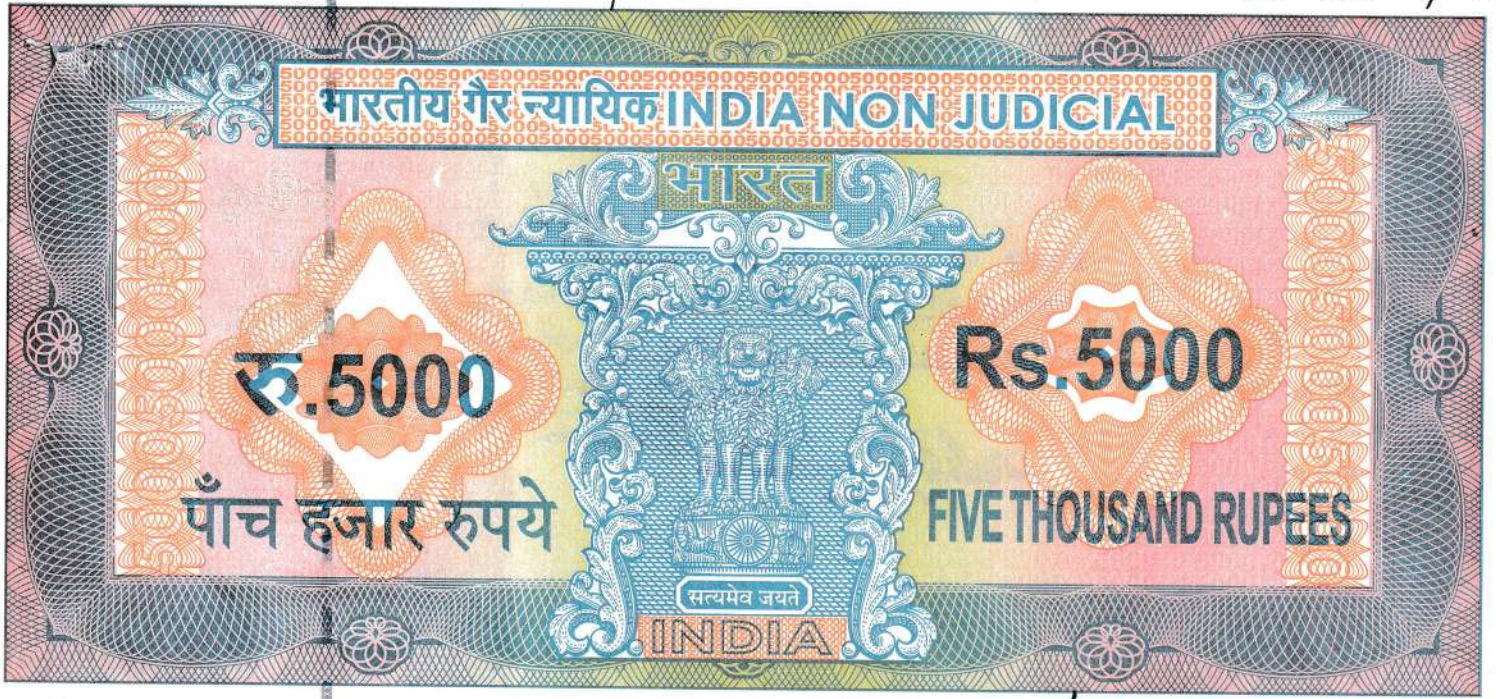


SLNo - 3770/2023

I - 3762/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2001755491/2023

K 818235

Certified that the document is  
submitted to Registration. The  
Signature sheet and the  
endorsement sheets attached  
with this document are the part  
of this document.

13/7/23

Abhaypade Mandal  
Sharmistha Mandal

### DEED OF SALE

THIS DEED OF SALE IS MADE AND  
EXECUTED ON THIS THE 12TH DAY OF  
JULY, 2023 (TWO THOUSAND TWENTY  
THREE);

Contd.....P/2

0007



क्रमांक नं 9820- 12/07/2023

खरिदार श्री Anshul Kumar Rathi

मा पुरुविया वना पुरुविया

मूल्य 5000/-

FBAS BHATTACHARYA  
Purulia

Abhaypade Mandel



V.C.T.S.NO-1360

Abhaypade Mandel



V.C.T.S.NO-1361

Shatmishke Mandel



V.C.T.S.NO-1362

Kishan Sharma

So. G. Hanuman Rd. Shamen

Carikhana, Ambardoh Pally,

Purulia.

Additional District  
Sub-Registrar

12 JUL 2023

Purulia (W.B.)

2



[2]

Abhaypada Mandal  
Sharmistha Mandal

B E T W E E N

1. **Dr. Abhaypada Mandal** (PAN AEOPM1408C, Aadhaar No. 7318 1174 1984) son of Late Kanailal Mandal, Hindu by religion, Indian citizen, Medical Practitioner by occupation, resident of Native Karinya, P.O. Pindira, Dist. Hooghly, West Bengal and Present and Permanent residing at Malir Bagan, Cooks-Compound, Purulia, P.O. Dulmi-Nadiha - 723102, P.S. Purulia (T) and Dist. Purulia, West Bengal.

2. **Smt. Sharmistha Mandal** (PAN AENPM8344L, Aadhaar No. 6447 1317 2416 ) wife of Dr. Abhaypada Mandal, Hindu by religion, Indian citizen, Household work by occupation, resident of Native Karinya, P.O. Pindira, Dist. Hooghly, West Bengal and Present & Permanent residing at Malir Bagan, Cooks-Compound, Purulia, P.O. Dulmi- Nadiha - 723102, P.S. Purulia (T) and Dist. Purulia, West Bengal.

Both hereinafter called and referred to as the "VENDORS" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assignees, etc.) of the ONE PART.

**AND**

1. **Sri Anshul Kumar Rathi** ( PAN AEPPR2606Q, Aadhaar No. 4724 9870 2611) son of Late Ramesh Kumar Rathi, Hindu by religion, Indian citizen, Business by occupation, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal.

2. **Sri Bhagwati Prasad Rathi** (PAN. AGYPR8515K, Aadhaar No. 5531 4314 2396 ) son of Late Ramesh Kumar Rathi, Hindu by religion, Indian citizen, Business by occupation, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal.

Contd.....P/3

[3]

Abhaypada Mandal  
Shatmisaka Mandal

3. **Smt. Binita Rathi** (PAN-AFOPJ9866J), Aadhaar No. 5623 6484 1521, wife of Sri Anshul Kumar Rathi, Hindu by religion, Indian citizen, Business by occupation, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal.

4. **Smt. Puja Rathi** (PAN-CLRPS1701G), Aadhaar No. 8350 6019 0530, wife of Sri Bhagwati Prasad Rathi, Hindu by religion, Indian citizen, Business by occupation, residing at Old Manbazar Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal. All hereinafter called and referred to as the "VENDEES/PURCHASERS" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assignees etc.) of the OTHER PART.

**WHEREAS** a landed property in Mouza Raghampur, being J.L. No. 260/66 under Purulia Municipality, Ward No. 21, situated at Deshbandhu Road, Purulia, recorded in R.S. Khatian No. 1089 and 1149, being C.S. Plot No. 2498, corresponding to R.S. Plot No. 3871, previously belonged to one Chand Mall Jain who had acquired the same by way of Deed of Patta, being No. 2264, Dated 23-05-1938.

**AND**

WHEREAS while in peacefull possession over the aforesaid property, said Chand Mall Jain died leaving behind him his son namely Bhag Chand Jain as his only legal heir and after the death of said Chand Mall Jain, said Bhag Chand Jain became the absolute owner in possession over the aforesaid property by inheritance which had been left by said Chand Mall Jain.

**AND**

**WHEREAS** after acquiring the aforesaid property by inheritance, said Bhag Chand Jain had transferred the same to Kedarnath Rajgaria through a registered deed of sale being no. 7323, Dated 28-08-1961, registered at Purulia Sub-Registry Office.

Contd.....P/4



[4]

**AND**

Abhaypada Mondal  
Shakomishra Mondal

**WHEREAS** one another portion in the aforesaid R.S. Plot previously belonged to one Amarendra Krishna Ghosh (since deceased) who had acquired the same by way of a registered deed of sale being no. 5683, on Bengali Calander 1343, 24th Kartik i.e. 10th November, 1936.

**AND**

**WHEREAS** after acquiring the aforesaid property through the aforesaid deed of sale, said Amarendra Krishna Ghosh died leaving behind him his two sons namely Anil Krishna Ghosh and Sushil Krishna Ghosh as his only legal heirs and after the death of said Amarendra Krishna Ghosh, said Anil Krishna Ghosh and Sushil Krishna Ghosh jointly became the absolute owners in possession over the aforesaid property which has been left by their father namely Amarendra Krishna Ghosh.

**AND**

**WHEREAS** while in peacefull possession over their inherited property, said Anil Krishna Ghosh and Sushil Krishna Ghosh jointly transferred their inherited property to said Kedarnath Rajgaria through a registered deed of sale being no. 6280, Dated 30-04-1962, registered at Purulia Sub-Registry Office.

**AND**

**WHEREAS** after purchasing the aforesaid property through the aforesaid two nos. of sale deeds, said Kedarnath Rajgaria have mutated his name with the concerned B.L. and L.R.O. Purulia and also recorded his name in the register of Purulia Municipality and the Holding being No. 422 under Ward No. 21 had been allotted in his favour.

**AND**

**WHEREAS** after mutating and obtaining the aforesaid holding, said Kedarnath Rajgaria also recorded his name in the finally published R.S.R.O.R. in respect of his purchased property in the aforesaid two R.S. Khatians.

Contd.....P/5

[5]

**AND**

Abhaypada Mandal  
Sharmistha Mandal

**WHEREAS** the said Kedarnath Rajgaria divided the entire property acquired through the above referred two nos. sale deeds, into thirteen nos. sub-plots sub-plot sl. No. 1 to 13 ), left 14' space for Common Road and obtained sale permission from Purulia Municipality vide memo no. 1278/MG dated 16-09-1999 for selling the sub-plots individually to the intending buyers.

**AND**

**WHEREAS** said Kedarnath Rajgaria sold a portion of his recorded property, being Sub-Plot No. 3, measuring an area of 4 Cottahs 6 Chattaks to Dr. Abhaypada Mandal and Smt. Sharmistha Mandal who are the present Vendors herein, through a registered deed of sale being no. 5835, Dated 12-10-1999, registered at the office of the A.D.S.R. Purulia and similarly said Kedarnath Rajgaria also sold a portion of his recorded property, being Sub-Plot No. 4, measuring an area of 6 Cottahs 12 Chattaks to the present Vendors herein through another registered deed of sale being no. 5227, Dated 27-09-1999, registered at Purulia Sub-Registry Office.

**AND**

**WHEREAS** after acquiring the aforesaid property through the aforesaid two nos. of sale deeds, measuring a total area of 11 Cottahs 2 Chattaks, the present Vendors have recorded their names in the register of Purulia Municipality and the Holding being No. 35 and 36 under Ward No. 21 has been allotted in their favour in respect of their joint purchased property.

**AND**

**WHEREAS** the present Vendors also mutated and recorded their names in the Settlement / Land Revenue records under J.L. No. 66, Khatina No. 1149, R.S. Plot No. 3871 vide mutation case no. 15 of 2000 granted on 20-04-2000.

**AND**

**WHEREAS** the present Vendors converted the said property measuring 11 Katha 2 Chhatak to 'Bastu' from 'Danga' vide Conversion Certificate Memo No. 119/3483/1(3)/r/2000 dated 01-12-2000.

Contd.....P/6



[6]  
**AND**

Abhaypada Mandal  
Shaktiniketha Mandal

**WHEREAS** while in peaceful possession over the aforesaid property, the present Vendors have recorded their names in the L.R. Operation and the L.R. Khatian No. 1893 has been incorporated in favour of the present Vendor no. 1 herein and the L.R. Khatian no. 1894 has been incorporated in favour of the present Vendor no. 2 herein in respect of their respective share in the aforesaid property and while in peaceful possession over the aforesaid property after acquiring the aforesaid relevant certificate and holding both the vendors jointly have erected boundary wall through over the aforesaid landed property mentioned in schedule and have been in absolute physical possession over the same till today.

**AND**

**WHEREAS** the present Vendors continued to pay Khajna and Municipal Tax on their said property regularly till date.

**AND**

**WHEREAS** for the monetary gain and raising of fund the present Vendors herein intend to sell out their joint purchased and / or recorded property, measuring an area of 11 Cottahs 2 Chattaks, described in the schedule herein below, marked with red ink in the sketch map attached herewith this document and the Purchaser also being desirous to purchase the schedule property and the Vendors also agreed to sell out the schedule property in favour of the Purchaser and by metes and bounds, the highest consideration has been fixed for the property at Rs. 2,90,00,000/- (Rupees Two Hundred Ninety Lakhs ) only and hence this Deed of Sale.

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That the Purchasers have paid the total consideration amount of Rs. 2,90,00,000/- (Rupees Two Hundred Ninety Lakhs ) only to the vendors by way of cash/cheque/DD/RTGS, particularly mentioned in the MEMO OF CONSIDERATION herein below and the Vendors being the owners have acknowledged receipt in this deed and also as the owner, the Vendors hereby transfer to the Purchasers by way of this Deed of Sale, the property, measuring an area of 11 Cottahs 2 Chattaks fully described in the schedule hereunder shown in red ink in the sketch map annexed herewith to hold the same to the Purchasers as absolute owner in possession.

Contd.....P/7

[7]

Abhaypala Mandal  
Shatmisika Mandal

2. The Vendors hereby covenanted with the Vendees/Purchasers as follows :-

(a) That the property described fully in the schedule of this Sale Deed shall quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through or under themselves and or their legal heirs and heiresses without any lawful disturbance or interruption by any other person/persons whatsoever and whomsoever.

(b) That the Vendors alongwith their legal heirs will be bound to execute and do every such assurance or things necessary for further or more perfectly assure the schedule property to the Vendees/Purchasers as may reasonably be required and expenses for preparation of such document and assurance will be borne by the Purchaser himself.

(c) That the Vendors do not hold the property beyond the Ceiling prescribed under the law and the title and interest hereby transferred subsisted and the Vendors have exclusive power to execute registered Deed of Sale in respect of the schedule property.

(d) That the Vendors covenanted that the schedule property hereby transferred is free from all encumbrances, attachments, lien, mortgage, lis pendens or any other requisition or derequisition etc. or any other liability or obligation.

3. That the Vendors have delivered possession of the property mentioned in the schedule below to the Purchaser on the day above written.

4. That the Purchasers after purchasing the property mentioned in the schedule on the strength of this deed, will be entitled to get his/her/their name/s, mutated in the office of the B.L.& L.R.O. Purulia, and the concerned municipality by filing this sale deed and will pay the tax or other rents imposed for the property time to time.



Abhaypada Mandad  
Shobhnikha Mandad

[8]

5. That the Purchasers by acquiring the schedule property by virtue of this sale deed acquire all the transferable rights i.e. to transfer the same by way of SALE, GIFT, MORTGAGE, LEASE ETC. INCLUDING EASEMENT which the Vendors had in the property till today.

6. That the Purchasers will have full right to possess and use the schedule below property in any way like constructing house, making gardens, digging well and any other purposes as per his/her/their own desire.

7. That the Vendors are completely divested of all their interest and right in the property and those vested to the Purchasers from this day above written by virtue of this sale deed.

8. That if any defect of right, title and interest of the property mentioned in the schedule below will be seen or detected in future then the Vendors will remain bound to repay the full consideration money in cash at a time adding with all the relevant losses and expenditures sustained by the Purchasers.

9. That if any encumbrance made by the Vendors or any claim by any other person whatsoever, will be found in future against the property mentioned in the schedule below, then all the amounts, claims and liabilities will be borne and payable by the Vendors themselves or their legal heirs and or assignees.

10. That the vendors have delivered possession of the schedule premises, boundary wall with the existing water supply connection which is being vended through this deed in favour of the Purchasers and from today the Purchasers will have come in the ownership in possession with their valid, right, title, interest and ownership and the aforesaid vacant landed property with boundary wall is specifically mentioned in the schedule herein below supported with the sketch map.

Contd.....P/9

[9]

Abbaya pda Mandal

Shaktimishra Mandal

11. Be it noted that the plan attached herewith demarcating the plot of the land with specific boundary in Red Colour will be treated as part and parcel of this Sale Deed.

IN WITNESSES WHEREOF the Vendors have presented and put their signatures to execute this sale deed for registration in presence of the witnesses on this the day, month and year first herein above written.

**SCHEDULE**

All that a Danga / 'Bastu' Classified vacant landed property within the District of Purulia under Purulia Town Police Station within the jurisdiction of Purulia Sub-Registry office in **Mouza Raghampur**, being J.L. No.- 260/66 in Pargana Chharrah within the local limits of Purulia Municipality, Ward No. 21, being Old Holding No. 110/265 and thereafter Holding No. 422 (New) and at present New Holding No. 35 and 36, situated at Deshbandhu Road, Purulia, recorded under R.S. Khatian Nos. 1089 and 1149, corresponding to **L.R. Khatian No. 1893 and 1894**, being C.S. Plot No. 2498, corresponding to the portion of **R.S./L.R. Plot No. 3871**, in equal share of the aforesaid two L.R. Khatian, measured as **11 (Eleven) Cottah 2 (Two) Chattaks** which is perimetred as on the Northern side from East to West 85'-9", on the Southern side from East to West 80'-6", on the Eastern side from North to South 90'-6" and on the Western side from North to South 37'-6" thereafter towards the Eastern side 1'-3" thereafter towards the Southern side 66'-6". The vended property is delineated with red ink in the sketch map attached herewith which will be treated as part and parcel of this deed. Bounded By;

On the North	:	Land of Vendees.
On the South	:	Footpath thereafter drain thereafter Deshbandhu Road.
On the East	:	14'-0" Wide Road.
On the West	:	Land of Vendees.

Contd.....P/10



**MEMO OF CONSIDERATION**

Abhay pada Mandal  
 Sharmistha Mandal

DATE	FROM	TO	BANK	UTRN	AMOUNT
11-07-2023	ANSHUL KUMAR RATHI	ABHAY PADA MANDAL	SBI	HDFCR52023071171038699	₹ 10,00,000.00
			SBI	HDFCR52023071171038418	₹ 15,00,000.00
			SBI	UTIBR52023071100365597	₹ 10,88,750.00
		SHARMISTHA MANDAL	BOB	HDFCR52023071171031349	₹ 13,50,000.00
			BOB	ICICR52023071100508379	₹ 22,38,750.00
11-07-2023	BHAGWATI PRASAD RATHI	ABHAY PADA MANDAL	UNION	UTIBR52023071100365745	₹ 13,00,000.00
			UNION	HDFCR52023071171048266	₹ 7,88,750.00
			UNION	BDBLR52023071100003922	₹ 15,00,000.00
		SHARMISTHA MANDAL	AXIS	CHEQUE NO. 008958	₹ 15,00,000.00
			AXIS	CHEQUE NO. 008959	₹ 20,88,750.00
11-07-2023	BINITA RATHI	ABHAY PADA MANDAL	SBI	HDFCR52023071171049377	₹ 18,00,000.00
			SBI	UTIBR52023071100365418	₹ 17,88,750.00
		SHARMISTHA MANDAL			
			BOB	HDFCR52023071171044585	₹ 18,88,750.00
			BOB	UTIBR52023071100365545	₹ 17,00,000.00
11-07-2023	PUJA RATHI	ABHAY PADA MANDAL	UNION	AXSK231920022704	₹ 10,00,000.00
			UNION	UTIBR52023071100365501	₹ 15,00,000.00
			UNION	UTIBR52023071100365926	₹ 10,88,750.00
		SHARMISTHA MANDAL	AXIS	CHEQUE NO. 008977	₹ 15,00,000.00
			AXIS	CHEQUE NO. 008976	₹ 15,00,000.00
			AXIS	CHEQUE NO. 008978	₹ 5,88,750.00
					₹ 2,87,10,000.00
					TDS ₹ 2,90,000.00
RUPEES TWO HUNDRED NINETY LACS ONLY.					TOTAL ₹ 2,90,00,000.00

Contd. ....P/11

Abhay pada Mandal  
 Sharmistha Mandal

[11]

**Note** :- Signature with photo and fingers' print of the Vendors and the Vendee/Purchaser are affixed on the specimen copies.

**Witnesses :**

1. Kishan Sharma.  
S/o- Lt. Hanuman Pdt. Sharma.  
Chaitanya, Ambikuth Bally  
Purulia.

1. Abhaypada Mandal

2. Shatmisra Mandal

Signature of the VENDORS

2. Jyoti Bhattacharjee  
D.B. Road, Purulia.

Drafted as per instruction of both the parties and same has been read over and explained to the parties by me

Malay Kumar Das

(Malay Kumar Das)

Deed Writer, Purulia.

Licence No. 94.


































Typed by

:













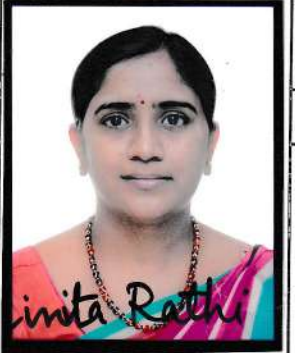























Jafar Sadique Ansari  
(Jafar Sadique Ansari) of Purulia.



**SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT**

<p>Signature with Photo of the Vendor No. 1</p>	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Left Hand</div>				
 <p><i>Abhaypada Mandel</i></p>					
	Thumb	Fore	Middle	Ring	Little
	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Right Hand</div>				
					
Fingers' Impression of my both hands: <i>Abhaypada Mandel</i>					
<p>Signature with Photo of the Vendor No. 2</p>	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Left Hand</div>				
 <p><i>Shalminika Mandel</i></p>					
	Thumb	Fore	Middle	Ring	Little
	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Right Hand</div>				
					
Fingers' Impression of my both hands: <i>Shalminika Mandel</i>					
<p>Signature with Photo of the Vendee No. 1</p>	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Left Hand</div>				
					
	Thumb	Fore	Middle	Ring	Little
	<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">Right Hand</div>				
					
Fingers' Impression of my both hands: <i>[Signature]</i>					



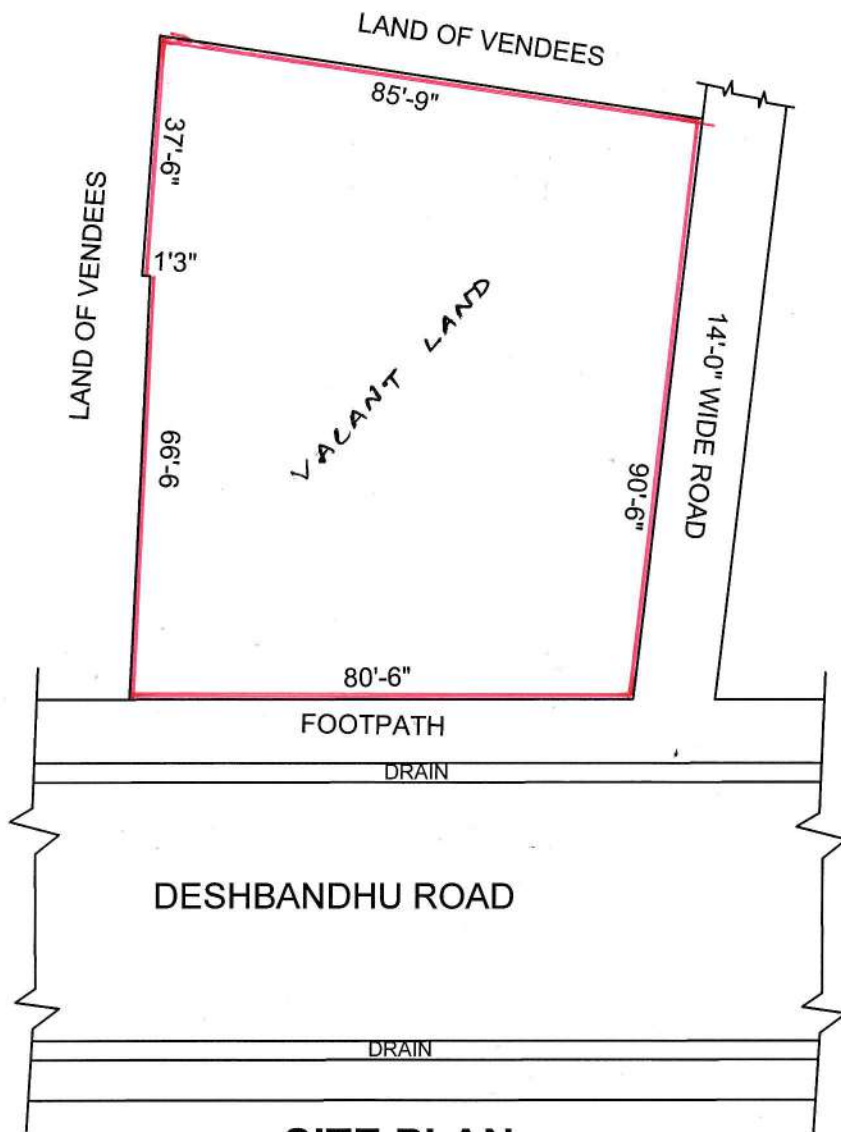
Signature with Photo of the Vendee No. 2	<b>Left Hand</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>Right Hand</b>				
					
Fingers' Impression of my both hands: <i>B. P. Rathi</i>					
Signature with Photo of the Vendee No. 3	<b>Left Hand</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>Right Hand</b>				
					
Fingers' Impression of my both hands: <i>Binita Rathi</i>					
Signature with Photo of the Vendee No. 4	<b>Left Hand</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>Right Hand</b>				
					
Fingers' Impression of my both hands: <i>Puja Rathi</i>					



SITE PLAN OF MOUZA - RAGHABPUR, J.L. NO- 66, R.S. KHATIAN NO- 1089, 1149, L.R. KHATIAN NO- 1893, 1894, R.S./L.R. PLOT NO- 3871, WITHIN PURULIA MUNICIPALITY WARD NO- 21, HOLDING NO- 35 & 36, SITUATED AT DESHBANDHU ROAD, PO.- PURULIA, P.S.- PURULIA(T), DIST.-PURULIA.

TOTAL AREA OF LAND - 11 KATHA. 2 CHHATAK

AREA SHOWN IN RED



**SITE PLAN**

SCALE- 33.=1"

*Abhaypada Mandal*

DR. ABHYA PADA MANDAL

*Shatmiesha Mandal*

SMT. SARMISTHA MANDAL

**SIGN. OF VENDORS**

**VENDEES**

SRI. ANSHUL KUMAR RATHI

SRI. BHAGWATI PRASAD RATHI

SMT. BINITA RATHI

SMT. PUJA RATHI

DRAWN BY-----

*A. Mandal*

Lic. No-15061-21/24.









Government of West Bengal

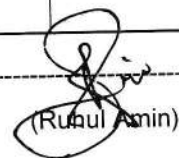
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022001755491/2023

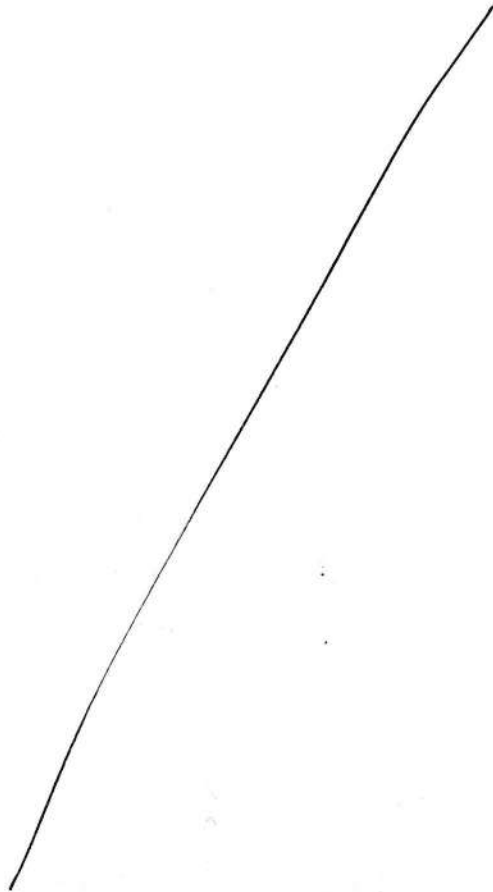
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Abhaypada Mandal Malirbagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102	Seller			Abhaypada Mandal 12/07/2023
2	Smt Sharmistha Mandal Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102	Seller			Sharmistha Mandal
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kishan Sharma Son of Mr Hanuman Prasad Sharma Ambarish Pally, Garikhana, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Dr Abhaypada Mandal, Smt Sharmistha Mandal			Kishan Sharma. 12.07.2023

  
(Rubul Amin)



3  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
PURULIA  
Purulia, West Bengal



## Major Information of the Deed

Deed No :	I-1402-03762/2023	Date of Registration	13/07/2023
Query No / Year	1402-2001755491/2023	Office where deed is registered	
Query Date	11/07/2023 4:14:17 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723148, Mobile No. : 8016018169, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2,90,00,000/-	Rs. 2,90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,50,010/- (Article:23)	Rs. 2,90,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Deshbandhu Road, Mouza: Raghampur, , Holding No:35 JI No: 0, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3871	RS-1893	Commerci al	Bastu	5 Katha 9 Chatak	1,45,00,000/-	1,45,00,000/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Deshbandhu Road, Mouza: Raghampur, , Holding No:36 JI No: 0, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-3871	RS-1894	Commerci al	Bastu	5 Katha 9 Chatak	1,45,00,000/-	1,45,00,000/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18.3563Dec</b>	<b>290,00,000 /-</b>	<b>290,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dr Abhaypada Mandal (Presentant )</b> Son of Late Kanailal Mandal Malirbagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxx8C, Aadhaar No: 73xxxxxxx1984, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Pvt. Residence
2	<b>Smt Sharmistha Mandal</b> Wife of Dr Abhaypada Mandal Malir Bagan, Cooks-Compound, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxx4L, Aadhaar No: 64xxxxxxx2416, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Anshul Kumar Rathi</b> Son of Late Ramesh Kumar Rathi Old Manbazar Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx6Q, Aadhaar No: 47xxxxxxx2611, Status :Individual, Status : Not Executed
2	<b>Mr Bhagwati Prasad Rathi</b> Son of Late Ramesh Kumar Rathi Old Manbazar, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxx5K, Aadhaar No: 55xxxxxxx2396, Status :Individual, Status : Not Executed
3	<b>Smt Binita Rathi</b> Wife of Mr Anshul Kumar Rathi Old Manbazar Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx6J, Aadhaar No: 56xxxxxxx1521, Status :Individual, Status : Not Executed
4	<b>Smt Puja Rathi</b> Wife of Mr Bhagwati Prasad Rathi Old Manbazar Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxx1G, Aadhaar No: 83xxxxxxx0530, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kishan Sharma</b> Son of Mr Hanuman Prasad Sharma Ambarish Pally, Garikhana, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Dr Abhaypada Mandal, Smt Sharmistha Mandal			

<b>Transfer of property for L1</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Dr Abhaypada Mandal	Mr Anshul Kumar Rathi-1.14727 Dec,Mr Bhagwati Prasad Rathi-1.14727 Dec,Smt Binita Rathi-1.14727 Dec,Smt Puja Rathi-1.14727 Dec
2	Smt Sharmistha Mandal	Mr Anshul Kumar Rathi-1.14727 Dec,Mr Bhagwati Prasad Rathi-1.14727 Dec,Smt Binita Rathi-1.14727 Dec,Smt Puja Rathi-1.14727 Dec
<b>Transfer of property for L2</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Dr Abhaypada Mandal	Mr Anshul Kumar Rathi-1.14727 Dec,Mr Bhagwati Prasad Rathi-1.14727 Dec,Smt Binita Rathi-1.14727 Dec,Smt Puja Rathi-1.14727 Dec
2	Smt Sharmistha Mandal	Mr Anshul Kumar Rathi-1.14727 Dec,Mr Bhagwati Prasad Rathi-1.14727 Dec,Smt Binita Rathi-1.14727 Dec,Smt Puja Rathi-1.14727 Dec



Endorsement For Deed Number : I - 140203762 / 2023

On 12-07-2023

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

Presented for registration at 19:00 hrs on 12-07-2023, at the Private residence by Dr Abhaypada Mandal , one of the Executants.

**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 2,90,00,000/-

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

Execution is admitted on 12/07/2023 by 1. Dr Abhaypada Mandal, Son of Late Kanailal Mandal, Malirbagan, Cooks-Compound, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Professionals, 2. Smt Sharmistha Mandal, Wife of Dr Abhaypada Mandal, Malir Bagan, Cooks-Compound, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession House wife

Indetified by Mr Kishan Sharma, , , Son of Mr Hanuman Prasad Sharma, Ambarish Pally, Garikhana, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

On 13-07-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,90,007.00/- ( A(1) = Rs 2,90,000.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,90,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2023 12:38PM with Govt. Ref. No: 192023240125386488 on 12-07-2023, Amount Rs: 2,90,007/-, Bank: SBI EPay ( SBlePay), Ref. No. 4090477060513 on 12-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,50,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 14,45,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 9820, Amount: Rs.5,000.00/-, Date of Purchase: 12/07/2023, Vendor name: DEBDAS BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2023 12:38PM with Govt. Ref. No: 192023240125386488 on 12-07-2023, Amount Rs: 14,45,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 4090477060513 on 12-07-2023, Head of Account 0030-02-103-003-02



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 60522 to 60543

being No 140203762 for the year 2023.



*Ruhul Amin*

Digitally signed by RUHUL AMIN  
Date: 2023.07.13 13:33:50 +05:30  
Reason: Digital Signing of Deed.

(Ruhul Amin) 2023/07/13 01:33:50 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)