

1904.

T-1840/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 310369

K 310369

1.30
2.4809/24
32.3804

Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

21 FEB 2024

Manika Mondal



DEED OF SALE

THIS DEED OF SALE is made on this 21th day of February, 2024 (Two Thousand Twenty Four) (A.D.)

Cont....2

Malati Kisku
poh.

নং 3636 তারিখ 21/2/2024
বাসিন্দার শ্রী A. Sircar & Associates
গ্রাঃ
সংখ্যা 186 Jodhpur Bazar, Kolkata-68
জেলা- বীরভূম
কারণ Deed of Sale মূল্য 5000/-
ডেপার - শ্রী জয় কুমার বসু
এ. ডি. এস. আন. অফিস
বোলপুর, বীরভূম

[Signature]

Certified that the Endorsement
Sheet / Sheets and Signature Sheet
attached to this Document
are part of the Document itself.

Adl. Dist. Sub-Registrar
Bolgur, Birbhum
21 FEB 2024



Malati Kisku
d/o Sanatan Kisku
will- Laxmipur
P.O - Dasanda
P.S. - Jitambar
Dist - Birbhum

Adl. Dist. Sub-Registrar
Bolgur, Birbhum.

21 FEB 2024

BETWEEN

MANIKA MONDAL, PAN- EVMPM9441J, AADHAR NO. 645275109480, wife of Utpal mondal, by faith Hindu, by Occupation- Business, residing at Village- Surul, Post Office- Sriniketan, Police Station- previously Bolpur at present Santiniketan, District-Birbhum, Pin-731236, hereinafter called and referred as the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

"A.SIRCAR & ASSOCIATES" a proprietorship company having its registered office at 186, Jodhpur Park, Post Office- Jodhpur Park, Police station- Lake, Kolkata- 700068, represented by its proprietor **SRI AVIRUP SIRCAR, PAN-BOBPS6668N, AADHAR NO. 609439118190**, Son of Sri A. K. Sarkar, by faith : Hindu, by occupation : Business, nationality : Indian, residing at 65/4C, Jainuddin Mistry Lane, Post Office and Police Station-Chetla, Kolkata-700027, hereinafter called and referred as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, office executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by and under a Deed of Gift dated 25/09/2021 and recorded in Book No. I, Volume No. 0301-2021, Pages from 184949 to 184967, Being No. 030109127, for the year 2021 in the office of District Sub- Registrar of Birbhum, West Bengal made between Sri Utpal Mandal, son of Late Nirmal Mandal, as Donor of the One Part and Smt. Manika Mandal, the Donee therein, Owner herein, of the Other Part, the Donar had gifted **ALL THAT** the piece and parcel of

land admeasuring 90(Ninety) decimals more or less situated and lying under Mouza- DakkhinHarirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 922, P.S.- Previously Bolpur at present Santiniketan, Additional District Sub Registrar-Birbhum, District- Birbhum.

AND WHEREAS the said Owner/Vendor herein, namely Smt. Manika Mandal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and accordingly she applied for mutation in the office of the B.L. & L.R.O. and subsequently her name was recorded in L.R. record, vide L.R. Khatian No. 955 and paid the rent up to date.

AND WHEREAS the said Owner/Vendor herein, namely Smt. Manika Mandal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and subsequently one Deed of Declaration written in Bengali language was executed by the Donor therein namely Sri SriUtpalmandal and Donee therein namely Smt. Manika Mandal on 27.04.2023, which was registered in the office of the District Sub Registrar, Birbhum and the said deed of declaration was recorded in Book no-IV, Volume no-0301-2023, Pages from 673 to 681, Being no-41 in the year 2023.

AND WHEREAS BY AND UNDER AND ANOTHER Indenture of Conveyance dated 25/09/2021 and recorded in Book No. I, Volume No. 0301-2021, Pages from 184968 to 184968, Being No. 030109120, for the year 2021 in the office of District Sub-Registrar at Birbhum, West Bengal made between (1) Sri Ajoy Pal, son of Sri Satyanarayan Pal, and (2) Sri Utpal Mandal, son of Late Nirmal Pal as Vendors of the One Part and Sk. Tazuddin, son of Sk. Abdul Azim, the Purchaser therein, Owner herein, of the Other Part, the Owner had purchased **ALL THAT** the piece and parcel of land admeasuring 83(Eighty Three) decimals more or less situated and lying under Mouza-

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DakkhinHarirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 921, 922, P.S.- Previously Bolpur at present Santiniketan, Additional District Sub Registrar-Birbhum, District-Birbhum.

AND WHEREAS the four plots of land contiguous to each other and the said land is free from all encumbrances and no one except the Owners have any right title interest of claim in or over the said land.

AND WHEREAS the Owner/Vendor herein due to their some financial crisis or other reason have declare to sell their aforesaid remaining property 33 Satak each i.e, total 99Satak from their total property which is morefully and particularly mentioned in the schedule hereunder written from their absolute joint ownership and possession against the valuable consideration.

AND WHEREAS the purchaser herein has already made inspection of the title and other documents relating to the said schedule property and made themselves fully conversant with the terms and conditions with the Sale and has fully satisfied themselves of the said title of the vendors of the said property .

AND WHEREAS now the purchaser herein has made a proposal to the vendors for purchase of ALL that piece and parcel of **32.78** decimals of land lying and situate under Mouza-DakkhinHarirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 955, P.S.- Previously Bolpur at present Santiniketan, Additional District Sub Registrar-Birbhum, District- Birbhumwith all easement right thereto at and for a total consideration of Rs. 14,00,000/- (Rupees Fourteen Lakh) only.

AND WHEREAS the said Owner/Vendor hereto declare and confirm their respective right, title and interest in the said property and record the terms for sale and transfer of the said property in favour of the Purchaser.

Shalati

NOW THIS INDENTURE WITNESSETH :- That in pursuance of the said offer for sale of their said Schedule property by the Vendors to the Purchaser herein of Rs. 14,00,000/- (Rupees Fourteen Lakh) only paid in hand well and truly paid by the Purchaser to the aforesaid Vendors and the Vendors do hereby grant, transfer, sell and convey unto the Purchaser **ALL THAT** piece and parcel of land comprised in hereditaments and the property more fully described in the Schedule written hereunder **TOGETHER WITH** all easements, privileges, advantages and appurtenances whatsoever to the said land belonging to or anywise appertaining to or with the same or any part thereof as usually held, ceased, possessed, occupied and enjoyed or belonged or appurtenant thereto all the rights, title, interest, claims or demand whatsoever of the Vendors or their heirs, unto and upon the said land **TO HAVE AND TO HOLD** the said property hereditaments hereby sold and conveyed unto the said Purchaser their legal heirs, executors, administrator, representatives and assigns etc. the said Scheduled Property forever. **AND THE SAID VENDORS** doth hereby for themselves, their respective heirs, executors, administrators, representatives and assigns Covenant with the Purchaser and declare that they jointly seized and possessed the said property and they have not in any way encumbered or charged or mortgaged or transferred or sold or conveyed or caused to be encumbered or charged or mortgaged or transferred or sold or conveyed or granted to anybody or at any time prior to this Deed or Conveyance **AND THAT** the said Purchaser shall and may at all times peacefully and quietly possess, use, occupy, claims, or demand whatsoever from or by the said Vendors, or any personal carefully or equitably claiming from or under or in trust for them. **AND THAT** the said Vendors or their respective heirs etc. shall and will for all times come at the request of the Purchaser, their legal heirs, successors etc. to do or execute or cause to be done or executed all such acts or acts, deeds and things whatsoever for further and more perfectly assuring the title or the Purchaser to the said

Shalati

(6)

Manika Mo

Scheduled property or any part thereof and the Vendors further covenant that if it transpires that the property hereby sold, transferred and conveyed by the Vendors is not free from all encumbrances and defects as hereinabove stated by his, the Vendorstheir respective heirs etc. will be bound to make good any loss or mischief by the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **32.78** decimals of Sali land lying and situate under R.S. and L.R. DagNo.457, L.R. Khatian No. 955, lying and situate at Mouza-DakshinHarirampur, J.L. No. 51, Police Station-Bolpur, Sub-Registry Office at Bolpur, Police Station- previously Bolpur at present Santiniketan, within the limits of Ruppur Gram Panchayet, in the District of Birbhumwith all easements benefits, rights, and enjoyment and including all sorts of easement rights over the common passage

R.S & L.R.	L.R.	CLASIFICATION
DAG NO.	KHATIAN NO.	
457	955	SALI 32.78 Decimals

The land is butted and bounded by :-

ON THE NORTH : By Plot No-457.
ON THE SOUTH : By Plot No-457.
ON THE EAST : By 20 Fit wide Metal Road.
ON THE WEST : By Plot No-139.

Shalati

(7)

Manika

IN WITNESS WHEREOF the parties, hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the Parties at Kolkata

In the presence of:-

WITNESSES :-

1. *Manika Mondal*
Signature - *Manika Mondal*
Date 20.12.2014
At 9:30
Kolkata

Manika Mondal
Signature of The VENDORS

2. *Malati Kisku*
Signature - *Malati Kisku*
Date 20.12.2014
At 9:30
Kolkata

*Drafted by me as per documents
and information supplied to me
and prepare in my office.*

Malati Kisku

Malati Kisku
Advocate
Bolpur Court,
Enrl. No- F/177/2014

(8)

MEMO OF CONSIDERATION

Monika

RECEIVED a sum of Rs. 14,00,000/- (Rupees Fourteen Lakh) only from the within named PURCHASER being the full and final consideration money in respect mentioned in SCHEDULE hereinabove as per memo below :-

=====

TOTAL Rs. 14,00,000/-

=====

(Rupees Fourteen Lakh) only

WITNESSES :-

1. ଅନିଲ କୁମାର
ପଦ - ଅନିଲ କୁମାର
ପଦ - ଅନିଲ କୁମାର
ଅନିଲ
ଅନିଲ

Manika Mondal

Signature of the VENDORS

2. ଅନିଲ କୁମାର
ପଦ - ଅନିଲ କୁମାର
ଅନିଲ
ଅନିଲ
ଅନିଲ



AVIRUP SIRCAR

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AVIRUP SIRCAR

Signature *Avirup Sircar*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Mamika Mondal*

Mamika Mondal Avirup Sircar



PHOTO

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



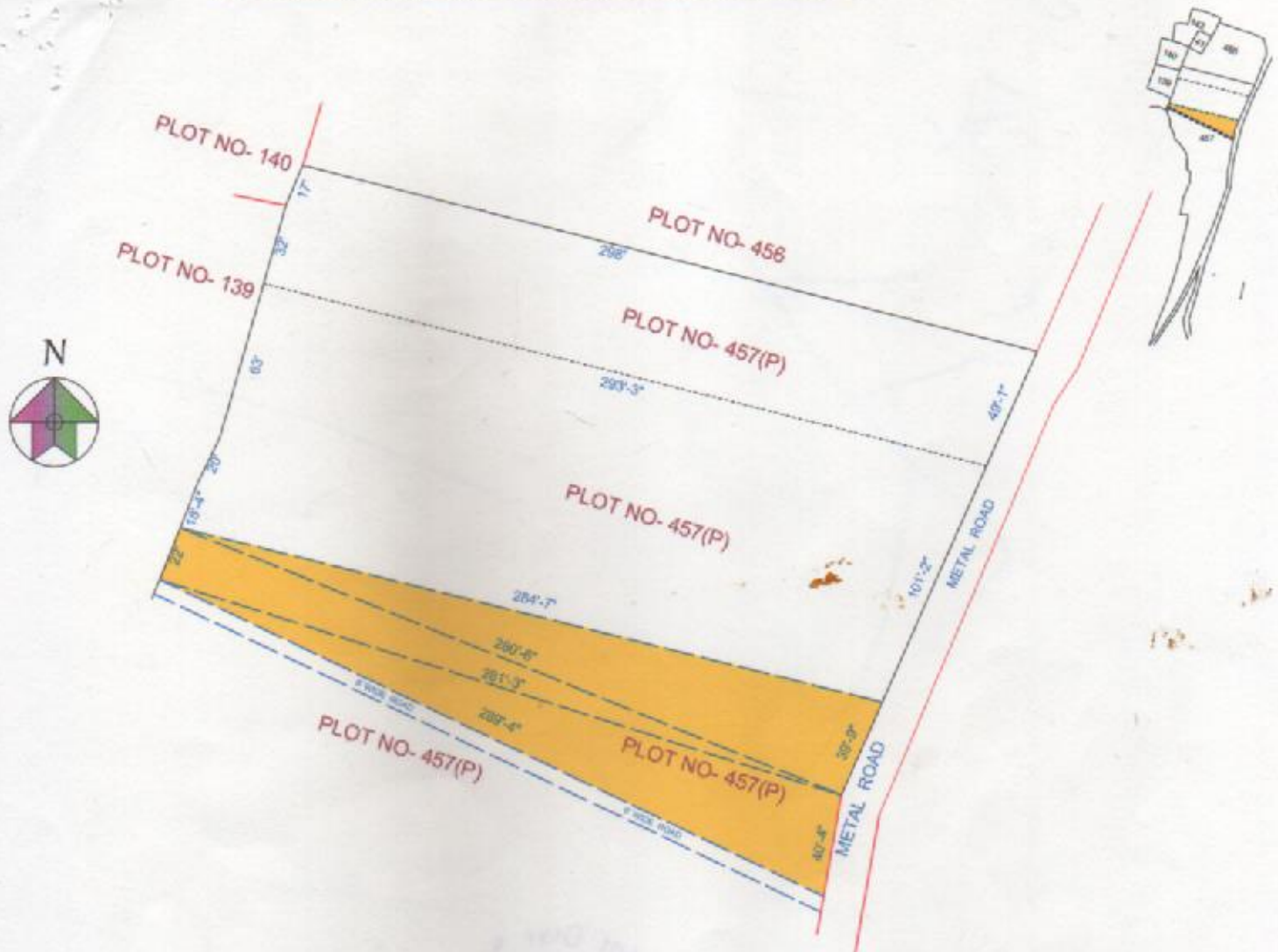
PHOTO

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



PURCHASER - A. SIRCAR & ASSOCIATES A PROPRIETORSHIP COMPANY REGISTERED OFFICE AT 5/2A, NARESH MITRA SARANI, P.O BHAWANIPUR, P.S BHAWANIPUR, KOLKATA 700025, REPRESENTED BY ITS PROPRIETOR SRI AVIRUP SIRCAR, S/O SRI A.K. SIRKAR RESIDING AT 65/4C JAINUDDIN MISTRY LANE, P.O & P.S CHETLA, KOLKATA- 700027.

SELLERS - Mrs MANIKA MONDAL, W/O UTPAL MONDAL, RESIDING AT SURUL, PO SRINIKETAN, PS SANTINIKETAN, DIST BIRBHUM, PIN 731236.

SCHEDULE - DISTRICT-BIRBHUM, P.S-BOLPUR, MOUZA -DAKSHIN HARIRAMPUR, J.L NO- 51, L.R KHATIAN NO - 955, R.S &, L.R PLOT NO- 457, CLASSIFICATION- SUNA, SOLD AREA 32.78 DECIMAIL OR 19 KATHA 16 GONDA 25 SQF. WHICH IS MARKD IN YELLOW COLOUR IN THE MAP .

Prashanta Roy
Prashanta Roy
Surveyor (Amin)
Reg. No.- 1554707006

SIGNATURE OF PURCHASER

Manika Mondal
SIGNATURE OF VENDER'S



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240393079658

L. 1840/24

GRN Details

GRN:	192023240393079658	Payment Mode:	SBI Epay
GRN Date:	21/02/2024 11:01:13	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	7388499491115	BRN Date:	21/02/2024 11:01:38
Gateway Ref ID:	CHP1249460	Method:	State Bank of India NB
GRIPS Payment ID:	210220242039307964	Payment Init. Date:	21/02/2024 11:01:13
Payment Status:	Successful	Payment Ref. No:	2000480900/3/2024
			[Query No/**/Query Year]

Depositor Details

Depositor's Name:	Mr SIRCAR AND ASSOCIATES
Address:	BHAWANIPUR, SOUTH 24 PARGANAS, 700025
Mobile:	9382100164
Period From (dd/mm/yyyy):	21/02/2024
Period To (dd/mm/yyyy):	21/02/2024
Payment Ref ID:	2000480900/3/2024
Dept Ref ID/DRN:	2000480900/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000480900/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	37010
2	2000480900/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14007
Total				51017

IN WORDS: FIFTY ONE THOUSAND SEVENTEEN ONLY.

PAID

Major Information of the Deed

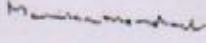
Deed No :	I-0303-01840/2024	Date of Registration	21/02/2024
Query No / Year	0303-2000480900/2024	Office where deed is registered	
Query Date	21/02/2024 8:19:34 AM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Malati Kisku Bolpur Court, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 8617826147, 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. 14,00,000/-	Rs. 14,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 42,010/- (Article:23)	Rs. 14,007/- (Article:A(1), E)		
Remarks			

Land Details :

District: Birbhum, P.S:- Bolpur, Gram Panchayat: RUPPUR, Mouza: Dakshin Harirampur, JI No: 51, Pin Code : 731236

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-457 (RS :-)	LR-955	Viti Shali	32.78 Dec	14,00,000/-	14,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				32.78Dec	14,00,000 /-	14,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Manika Mondal (Presentant) Wife of Mr Utpal Mondal Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office		 Captured	
	21/02/2024	21/02/2024	LTI	21/02/2024
Village:- Surul, P.O:- Sriniketan, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731236 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: evxxxxxx1j, Aadhaar No: 64xxxxxxxx9480, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A. SIRCAR & ASSOCIATES 5/2A, NARESH MITRA SARANI, City:- , P.O:- Bhawanipur, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Avirup Sircar Son of Mr Ananda Kishore Sarkar 65/4c Jainuddin Mistry Lane, City:- , P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No::: boxxxxxx8n, Aadhaar No: 60xxxxxxxx8190 Status : Representative, Representative of : A. SIRCAR & ASSOCIATES (as Proprieter)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Malati Kisku Son of Mr Sanatan Kisku Village:- Lexmipur, P.O:- Daronda, P.S:-Ilambazar, District:-Birbhum, West Bengal, India, PIN- 731236		 Captured	
	21/02/2024	21/02/2024	21/02/2024
Identifier Of Mrs Manika Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manika Mondal	A. SIRCAR & ASSOCIATES-32.78 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Gram Panchayat: RUPPUR, Mouza: Dakshin Harirampur, JI No: 51, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 457, LR Khatian No:- 955	Owner:মালিকা মন্ডল, Gurdian:উৎপল মন্ডল, Address:বিলু, Classification:বাগি, Area:0.90000000 Acre,	Mrs Manika Mondal

Endorsement For Deed Number : I - 030301840 / 2024

On 21-02-2024

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 13:30 hrs on 21-02-2024, at the Office of the A.D.S.R. BOLPUR by Mrs Manika Mondal ,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 14,00,000/-

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

Execution is admitted on 21/02/2024 by Mrs Manika Mondal, Wife of Mr Utpal Mondal, P.O: Sriniketan, Thana: Bolpur, Birbhum, WEST BENGAL, India, PIN - 731236, by caste Muslim, by Profession Business

Indetified by Mr Malati Kisku, . . Son of Mr Sanatan Kisku, P.O: Daronda, Thana: Illambazar, , Birbhum, WEST BENGAL, India, PIN - 731236, by caste Schedule Tribe, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,007.00/- (A(1) = Rs 14,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2024 11:01AM with Govt. Ref. No: 192023240393079658 on 21-02-2024, Amount Rs: 14,007/-, Bank: SBI EPay (SBlePay), Ref. No. 7388499491115 on 21-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 37,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3636, Amount: Rs.5,000.00/-, Date of Purchase: 21/02/2024, Vendor name: J K Basu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2024 11:01AM with Govt. Ref. No: 192023240393079658 on 21-02-2024, Amount Rs: 37,010/-, Bank: SBI EPay (SBlePay), Ref. No. 7388499491115 on 21-02-2024, Head of Account 0030-02-103-003-02

Has

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2024, Page from 44019 to 44034
being No 030301840 for the year 2024.



Has

Digitally signed by Tanmoy Koley
Date: 2024.03.04 11:48:16 +05:30
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 04/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.