

SLN No - 3400/2024

✓ I-3278/2024



गण्डियवडा पश्चिम बंगाल WEST BENGAL 8.3001683065 from L 517952

03.07.2024
12:15 PM

certified that the document is
admitted to registration. The
signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

04/07/24

Rita Modak

1.14

DEED OF SALE

THIS DEED OF SALE IS MADE AND
EXECUTED ON THIS THE 3RD DAY
OF JULY, 2024 (TWO THOUSAND
TWENTY FOUR);

Contd.....P/2

Rita Modak.

[2]

B E T W E E N

Dr. Rita Modak (PAN-AGLPM7326E, Aadhaar No. 8926 1006 7860) wife of Dr. Ranendra Lal Modak, Hindu by religion, Indian citizen, Professional by occupation, residing at ECTP, Phase-III, Flat No. B-9/1, Kasba, Kolkata, P.O. and P.S. Kasba, District South 24 Paraganas, Pin - 700107, West Bengal, hereinafter called and referred to as the "VENDOR" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include her heirs, executors, administrators, legal representatives and assignees, etc.) of the ONE PART.

AND

Sri Anand Sharma (PAN-AKUPS4471R, Epic No. WIT2468957) son of Hiralal Sharma, Hindu by religion, Indian citizen, business by occupation, residing at Telkal Para, Purulia, P.O. Namopara, P.S. Purulia (T) and Dist. Purulia, Pin - 723103, West Bengal, hereinafter called and referred to as the "VENDEE/PURCHASER" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees etc.) of the OTHER PART.

WHEREAS a landed property in Mouza Purulia, being J.L. No. 292/2 under Purulia Municipality, Ward No. 11, being Municipal Old Holding No. 183/A and 183/B and at present new Holding No. 159 and 160, recorded in R.S. Khatian no. 3226, being the Portion of R.S. Plot No. 2523, measuring an area of 6 Cottah 10 Chattaks under the nomenclature of Sub-Plot No. 1 have been owned and possessed by the present vendor herein and she has acquired the same by way of a registered deed of sale being no. 3915, Dated 31-12-2023, registered at the office of the D.S.R. Purulia and since the said purchase, the present vendor have been in absolute physical possession over her purchased property with her absolute proprietary right, title and interest over the same till today without any hindrance or interruption from any corner.

Contd.....P/3

Rita Modak.

[3]

WHEREAS due to some moneytory gain and raising of fund, the present vendor herein intends to sell out the portion of her purchased property, measuring an area of 1 Cottah 14 Chattaks, described in the schedule herein below and marked with red ink in the sketch map attached herewith this document and the purchaser also being desirous to purchase the same and as such he has approached the vendor to execute registered deed of sale in favour of himself and the vendor also agreed with such proposal of the purchaser and agreed to sell out the schedule property in favour of the purchaser at the highest consideration of **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only** and the purchaser also admitingly eager and intended to purchase the property as the aforesaid at the price as fixed by the vendor and hence this deed of sale.

AND

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That the vendee has paid the total consideration amount of **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only** to the vendor on today by two nos. of cheque being no. 068148, Amounting to Rs. 5,00,000/- and being no. 068149, Amounting to Rs. 4,75,000/- both of Canara Bank, Purulia branch and the vendor being the owner has acknowledged receipt in this deed and also as the owner the vendor hereby transfers to the purchaser by way of this Deed of Sale, the property, measuring an area of 1 Cottah 14 Chattaks, fully described in the schedule hereunder shown in red ink in the sketch map annexed herewith to hold the same to the Vendee as absolute owner in possession.

2. The Vendor hereby covenanted with the Vendee/Purchaser 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 therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or under herself and or her legal heirs and heirsses without any lawful disturbance or interruption by any other person/persons whatsoever and whomsoever.

Contd.....P/4

Rita Modak.

[4]

- (b) That the Vendor alongwith her 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 Vendee/ Purchaser as may reasonably be required and for the preparation of such document and assurance will be borne by the purchaser himself.
- (c) That the Vendor does not hold the property beyond the Ceiling prescribed under the law and the title and interest hereby transferred subsisted and the Vendor have exclusive power to execute registered deed of sale in respect of the schedule property.
- (d) That the vendor covenanted that the schedule property hereby transferred is free from all encumbrances, attachments, lien, mortgage, lispense or any other requisition or derequisition etc. or any other liability or obligation.
3. That the Vendor has delivered possession of the property mentioned in the schedule below to the purchaser on the day above written.
4. That the purchaser after purchasing the property mentioned in the schedule on the strength of this deed, will be entitled to get his name, 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.
5. That the purchaser 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 Vendor had in the property till today.
6. That the Purchaser will have full right to possess the schedule below property in any way like constructing house, making gardens, digging well and in any other purposes as per his own desire.
7. That the Vendor is completely divested of all her interest and right in the property and those vested to the purchaser 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 Vendor will remain bound to repay the full consideration money in cash at a time adding with all the relevant lossess and expenditures sustained by the purchaser.

Contd.....P/5

Rita Modak

[5]

9. That if any encumbrance made by the Vendor 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 Vendor herself or her legal heirs and or assignees.

10. Be it noted that the plan attached herewith demarcating the plot of the land being Sub-Plot No. 1/P with specific boundary in Red Colour will be treated as part and parcel of this Sale Deed.

IN WITNESSES WHEREOF the Vendor has presented and put her signature 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 vacant homestead landed property within the District of Purulia under Purulia Town Police Station within the jurisdiction of Purulia Sub-Registry office in **Mouza Purulia**, being J.L. No.- 292/2 in Pargana Chharrah within the local limites of Purulia Municipality, Ward No. 11, being Municipal Old Holding No. 183/A and 183/B and at present new Holding No. 159 and 160, situated at Sitaram Marwari Lane, Telkal Para, Purulia, recorded in **R.S. Khatian no. 3226**, being the Portion of **R.S. Plot No. 2523**, measuring a total purchased area of the present vendor i.e. an area of 6 Cottahs 10 Chattaks out of it the Northern portion of the entire property, measuring an area of **1 Cottah 14 Chattaks** under the nomenclature of Sub-Plot No. 1/P has been sold out to the vendee through this deed and the same has been perimetred as on the Northern side from East to West 63'-6"+19'-0", on the Southern side from East to West 78'-0", on the Eastern side from North to South 15'-0" and on the Western side from North to South 19'-0" and a 6'-0" Half Circle is on the North-West corner of the vended property. 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 : North - Sitaram Marwari Lane, South- Portion of the aforesaid R.S. Plot No. 2523 being Sub-Plot No. 1/P, on the East - Sub-Plot No. 2 and on the West - 12'-0" wide Road.

Contd.....P/6

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

Witnesses :

1. Aditya Anand Sharma

S/o Anand Sharma

Telkal Para, Purulia

Rita Modak.

Signature of the VENDOR

2. Ramendra Lal Modak

S/o Late G.C. Modak

E.C.T.P., Phase III

Flat No-9/A, B,

Kasbe, Malhati Road-7, WB

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.

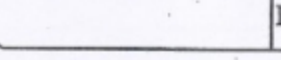
Typed by

:

Jafar Sadique Ansari

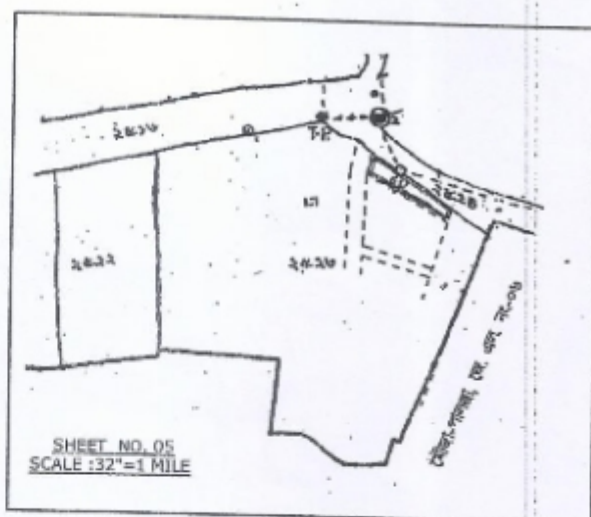
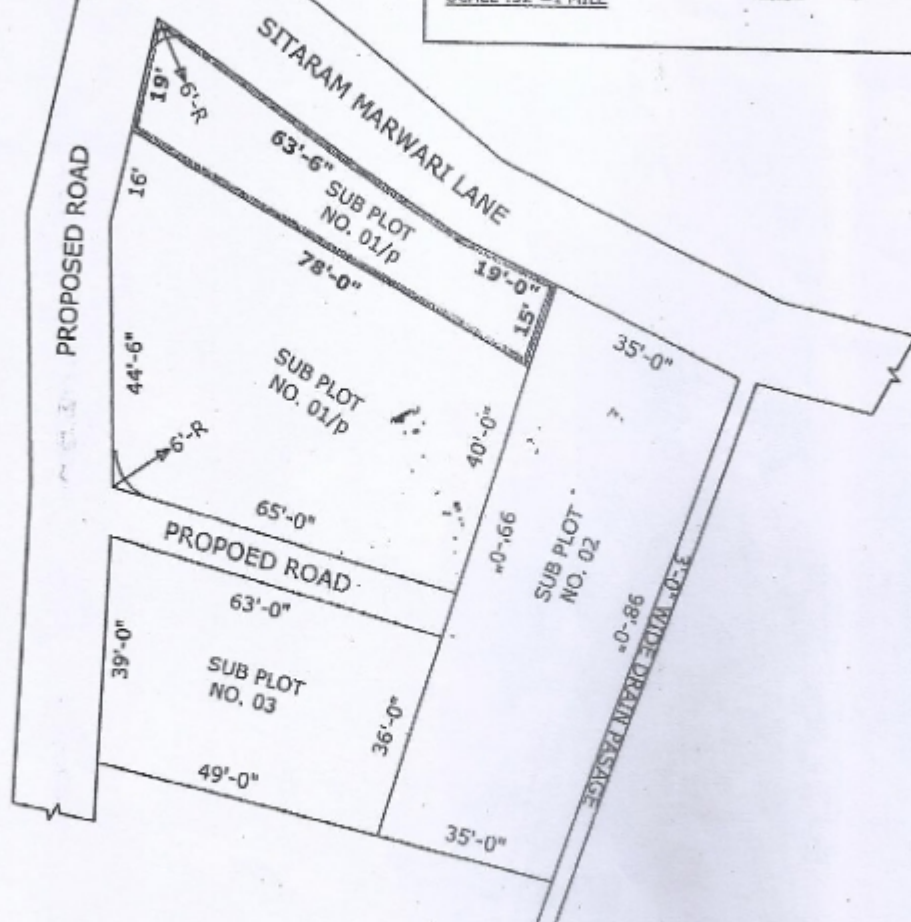
(Jafar Sadique Ansari) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with Photo of the Vendor/Seller	Left Hand				
					
 <i>Rita Modak</i>	Thumb	Index	Middle	Ring	Little
	Right Hand				
					
	Fingers' Impression of my both hands: <i>Rita Modak</i>				
Signature with Photo of the Vendee/Purchaser	Left Hand				
					
 <i>Ashwini Sharma</i>	Thumb	Index	Middle	Ring	Little
	Right Hand				
					
	Fingers' Impression of my both hands: <i>Ashwini Sharma</i>				



SITE PLAN
SCALE : 33'-0" = 1"



SITE PLAN WITH SKETCH MAP SHOWING A VACANT LAND WITHIN **MOUZA: PURULIA; J. L. NO:292/2, P. S. PURULIA(T), DIST: PURULIA, UNDER PURULIA MUNICIPALITY WARD NO.11, MUNICIPAL HOLDING NO. 159,160, REF. R.S. KHATIAN NO: 3226, R. S. PLOT NO: 2523(PART), SUB PLOT NO. 1/P, SITUATED AT SITARAM MARWARI LANE, TELKALPARA, PURULIA.**

REF. AREA:- **01 KATHAS 14 CHH, TO BE SOLD SHOWN IN RED BORDER**

VENDEE:- **ANAND SHARMA**

SIGN. OF VENDOR:-

Rita Modak.

TRACED BY:-

Nirmal Chandra Mahato
NIRMAL CHANDRA MAHATO
C. NO. 202



New Real Bakery

Pond

Teal Park Durga Water

Maha Annapurna Temple Agency, B.V.

Chandrabhawan High School



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



192024250103433858

GRN Details

GRN:	192024250103433858	Payment Mode:	SBI Epay
GRN Date:	03/07/2024 15:30:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8374239249217	BRN Date:	03/07/2024 15:31:03
Gateway Ref ID:	624626276	Method:	Union Bank Of India-Retail NB
GRIPS Payment ID:	030720242010343384	Payment Init. Date:	03/07/2024 15:30:30
Payment Status:	Successful	Payment Ref. No:	3001683065/7/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANAND SHARMA
Address:	TELKALPARA PURULIA
Mobile:	8637364632
Period From (dd/mm/yyyy):	03/07/2024
Period To (dd/mm/yyyy):	03/07/2024
Payment Ref ID:	3001683065/7/2024
Dept Ref ID/DRN:	3001683065/7/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	3001683065/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	59979
2	3001683065/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	10835
Total				70814

IN WORDS: SEVENTY THOUSAND EIGHT HUNDRED FOURTEEN ONLY.

PAID

19 July 2024

Major Information of the Deed

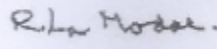
Deed No. :	I-1402-03278/2024	Date of Registration	04/07/2024
Query No. / Year	1402-3001683065/2024	Office where deed is registered	
Query Date	02/07/2024 1:47:47 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Vill.- Jaynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723147, Mobile No. : 9635579521, 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. 9,75,000/-	Rs. 10,82,813/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 64,979/- (Article:23)	Rs. 10,835/- (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: Sitaram Marwari Lane, Mouza: Purulla-(002), .
Ward No: 11 JI No: 02, Pin Code : 723103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2523 (RS :-)	LR-3226	Bastu	Bastu	1 Katha 14 Chatak	9,75,000/-	10,82,813/-	Property is on Road Adjacent to Metal Road,
Grand Total :					3.0938Dec	9,75,000 /-	10,82,813 /-	

Seller Details :

Sl No	Name Address Photo Finger print and Signature
1	Name Photo Finger Print Signature
Dr Rita Modak (Presentant) Wife of Dr Ranendra Lal Modak Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office	  Captured 03/07/2024 LT1 03/07/2024  03/07/2024
ECTP Phase III, Kasba, Flat No: B 9/1, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office	

Buyer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mr Anand Sharma Son of Hiralal Sharma Tekalpara, Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: akxxxxx1r, Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Aditya Anand Sharma Son of Anand Sharma Tekalpara, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103		 Captured	
	03/07/2024	03/07/2024	03/07/2024
Identifier Of Dr Rita Modak			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Rita Modak	Mr Anand Sharma-3.09375 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sitaram Marwari Lane, Mouza: Purulia-(002), , Ward No: 11 JI No: 02, Pin Code : 723103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2523, LR Khatian No:- 3226		Seller is not the recorded Owner as per Applicant.

On 03-07-2024

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

Presented for registration at 12:15 hrs on 03-07-2024, at the Office of the A.D.S.R. PURULIA by Dr Rita Modak, 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 10,82,813/-

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

Execution is admitted on 03/07/2024 by Dr Rita Modak, Wife of Dr Ranendra Lal Modak, ECTP Phase III, Kasba, Flat No: B 9/1, P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Professionals

Indetified by Shri Aditya Anand Sharma, , Son of Anand Sharma, Telkalpara, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,835.00/- (A(1) = Rs 10,828.00/- , E = Rs 7.00/-) and Registration Fees paid by by online = Rs 10,835/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2024 3:31PM with Govt. Ref. No: 192024250103433858 on 03-07-2024, Amount Rs: 10,835/-, Bank: SBI EPay (SBlePay), Ref. No. 8374239249217 on 03-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,979/- and Stamp Duty paid by by online = Rs 59,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2024 3:31PM with Govt. Ref. No: 192024250103433858 on 03-07-2024, Amount Rs: 59,979/-, Bank: SBI EPay (SBlePay), Ref. No. 8374239249217 on 03-07-2024, 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

On 04-07-2024

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,979/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 7675, Amount: Rs.5,000.00/-, Date of Purchase: 03/07/2024, Vendor name: DEBDAS BHATTACHARYA



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 1402-2024, Page from 60965 to 60980

being No 140203278 for the year 2024.



Ruhul

Digitally signed by Ruhul Amin
Date: 2024.07.10 16:57:23 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 10/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.