

SL.No# 2225/2022

I-2207/2022



Signature
14.05.2022
10:55am

पश्चिम बंगाल WEST BENGAL

2001416086/2022

H 342372

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

Registration u/s 1(2) of Act. xvi of 1908 Purulia (W.B.)

17/05/22



Rehearsments

DEED OF SALE

THIS DEED OF SALE MADE ON THIS THE 14TH DAY OF MAY, 2022 (TWO THOUSAND TWENTY TWO);

Contd.....P/2

[2]

B E T W E E N

Smt. Rama Chakravartti (PAN-AGOPC7487R), Aadhaar No. 5490 6582 4227, wife of Late Manish Ranjan Chakravartti and Daughter of Brajendranath Majumdar, Hindu by religion, Indian citizen, Household work by occupation, resident of Shirdi Niwas, 6/3, Bariatu University Colony, Ranchi, P.O., P.S. and Dist. Ranchi, Pin - 834009, Jharkhand and presently residing at Amdiha, Purulia, P.O. Dulmi-Nadiha, P.S. Purulia (T) and Dist. Purulia, West Bengal, hereinafter called the "VENDOR/SELLER" (which expression shall mean and include their respective legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, assignees etc.) of ONE PART.

AND

Sri Onkarnath Majumdar (PAN-AFOPM5068H), Aadhaar No. 6305 5735 7456, son of Late Manoj Mohan Majumdar, Business by occupation, residing at CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, P.O. Aswini Nagar, P.S. Rajarhat and Dist. North 24 Parganas, Pin-700059, West Bengal, herein after called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assignees etc.) of the OTHER PART.

WHEREAS the property in Mouza Nadiha, being J.L. No. 291/3, under R.S. Khatian No. 720, being R.S. Plot No. 2505, specifically mentioned in the schedule herein below had been previously owned and possessed by one Brajendranath Majumdar and he, in course of his life time, have executed a Deed of Gift in favour of his wife namely Umashashi Majumdar through a registered Deed of Gift being No. 4193, Dated 08-04-1943, registered at Purulia Sub-Registry Office and accordingly after the said deed of gift, said Umashashi Majumdar have become the absolute owner in possession over the aforesaid property mentioned in the schedule herein below.

It is pertinent to mention here that said Brajendranath Majumdar had two sons namely Sri Manoj Mohan Majumdar (since deceased) and Manoranjan Majumdar (since deceased) and he had also three nos. of daughters namely Ashalata Ghosh, Anima Bose and Rama Chakravartti (being the present vendor herein) as his only legal heirs.

Contd.....P/3

[3]

AND

WHEREAS subsequently said Umashashi Majumdar died leaving behind her aforesaid two sons and three daughters and accordingly after the demise of said Umashashi Majumdar, the property mentioned in the schedule herein below have been devolved upon jointly in the name of aforesaid legal heirs of Umashashi Majumdar.

AND

WHEREAS after acquiring the aforesaid property jointly, the aforesaid sons and daughters of Umashashi Majumdar have been in absolute physical possession over their respective 1/5th share in the same by inheritance.

AND

WHEREAS now for the purpose of monetary gain as well as for raising of fund for the purpose of purchasing better property in elsewhere, the present vendor herein intend to sell out her own 1/5th share i.e. an area of 10 Chattaks 33 Sq.ft., described in the schedule herein below and marked with red ink in the sketch map attached herewith this document and the purchaser being one of the co-sharers of the vendor and also being the successor of said Manoj Mohan Majumdar in desirous to keep the property in his name as the symbole of his father has agreed to purchase the same and as such the purchaser have proposed the vendor to execute registered deed of sale in favour of himself being one of the co-sharers of the vendor and the vendor also being co-sharers of the purchaser being 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. 3,90,713/- (Rupees Three Lakh Ninety Thousand Seven Hundred Thirteen) only.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That the vendee has paid the entire consideration of Rs. 3,90,713/- (Rupees Three Lakh Ninety Thousand Seven Hundred Thirteen) only to the vendors on today through Demand Draft being No. 502285, Dated 11-05-2022 of ICICI Bank, Ranchi Branch and the vendor being the owner have acknowledged receipt in this deed and also as the owner the vendor hereby transfer to the purchaser by way of this Deed of Sale, her 1/5th share in the property, measuring an area of 10 Chattaks 33 Sq.ft., 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.

[4]

R. Chakravarty

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.
- (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 have 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/her/their/its 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.

Rakshanda

[5]

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 for the purpose of residential use by renovating and decorating his/her/their own purchased property and also the purchaser be entitled to make new constructions after dismantling or demolishing the existing structure as well as over the vacant landed property as has been sold through this deed at his/her/their own discretion and in the manner and the vendor or his any of the successors can never make or raise any objection to that effect and the purchaser also be entitled to use his/her/their/its purchased property in any manner as per his/her/their own discretion.
7. That the Vendor is completely divested of all her 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 Vendor 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 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 with specific boundary in Red Colour will be treated as part and parcel of this Sale Deed.

Contd.....P/6

Chakravorty

[6]

IN WITNESSES WHEREOF the Vendor have 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

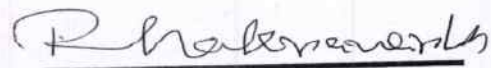
All that a homestead Landed property in **Mouza Nadiha** under the jurisdiction of Purulia Sub-Registry office within Purulia Town Police Station in Pargana Chharrah being J.L. No. 291/3 in the District of Purulia under Purulia Municipality Ward No. 6, being holding no. 531 situated at Amdiha Road, recorded under **R.S. Khatian No. 720 (Seven Hundred Twenty)** being the **R.S. Plot No. 2505 (Two Thousand Five Hundred Five)** measuring a total landed area of 0.5308 Acres which has been bounded as on the North:- Amdiha Road, on the South:- R.S Plot No. 2504, 2503, 2506 and 2537, on the East:- H/o Dr. D. Banerjee, on the West:- H/o Nihar Chakraborty and 14 ft. wide road, out of it an area of 3 Cottahs 5 Chattaks 27 Sq.ft. which has been delineated with red ink in the sketch map attached herewith which will be treated as part and parcel of this deed and the same is bounded as on the North - Amdiha Road, on both the South and East - L/o B.B. Construction and on the West - H/o Nihar Chakraborty out of the entire share, the 1/5th share of the vendor in the aforesaid property on the North-Western portion, measuring an area of **10 (Ten) Chattaks 33 (Thirty Three) Sq.ft.** has been sold out to the vendee/purchaser through this sale deed.

[7]

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

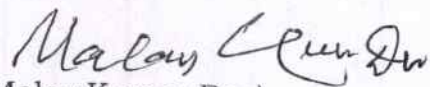
Witnesses :

1. Sachin Kumar
S/O VINOD KOMAR SINGH
3/9 UNIVERSITY COLONY
BARIATU ROAD, RANCHI


Signature of the VENDOR

2. Alhabnawrothy.
"Shirdi Niwas"
6/3, Bariatu University
Colony, Bariatu
Ranchi- 834009



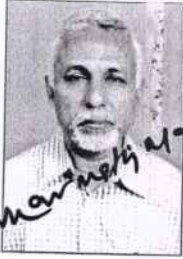
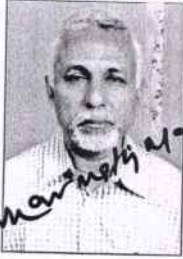
Drafted as per instruction of both the parties and same has been read over and explained to the parties by me

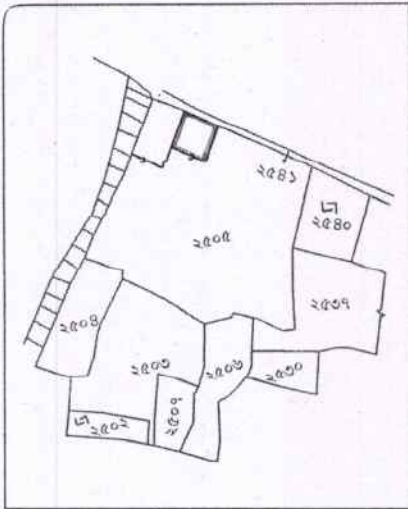

(Malay Kumar Das)
Deed Writer, Purulia.
Licence No. 94.

Typed by

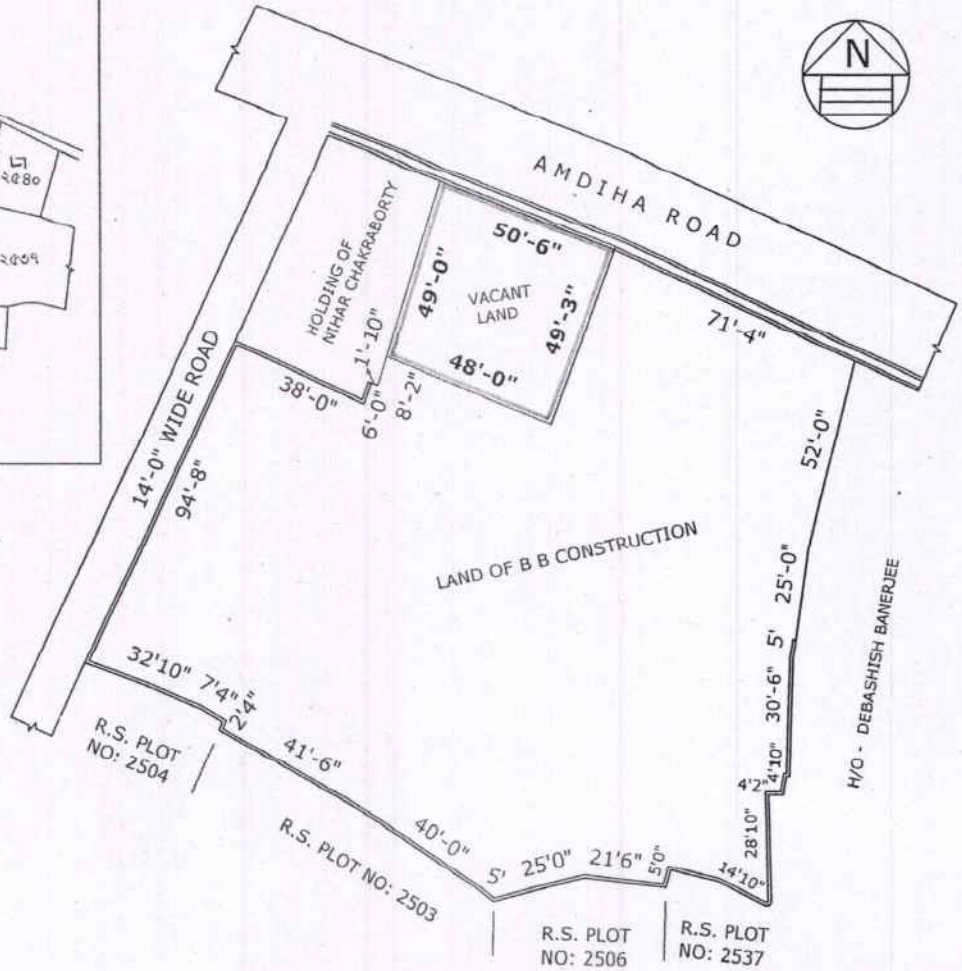
: Jafar Sadique Ansari
(Jafar Sadique Ansari) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with photo of the VENDOR	Left Hand				
					
	Thumb	Index	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Rhekeran...</i>					
Signature with photo of the VENDEE	Left Hand				
					
	Thumb	Index	Middle	Ring	Little
	Right Hand				
Fingers' Impression of my both hands: <i>Omman...</i>					



SHEET NO: 04
SCALE : 32"=1MILE



SITE PLAN
SCALE : 49'-6"=1"

SITE PLAN WITH SKETCH MAP SHOWING A VACANT LAND WITHIN **MOUZA: NADIHA**; J.L. NO:3, P. S. PURULIA(T), DIST: PURULIA, UNDER PURULIA MUNICIPALITY WARD NO.6, MUNICIPAL HOLDING NO. **531**, REF. R. S. KHATIAN NO. **720**, R. S. PLOT NO. **2505** (PART), SITUATED AT AMDIHA ROAD, NADIHA, PURULIA.

TOTAL AREA:- 03 KATHA 05 CHH. 27 SFT., TO BE SOLD SHOWN IN RED BORDER SOLD AREA OUT OF IT $\frac{1}{5}$ SHARE AREA = **00 KATHA 10 CHH. 33 SFT.**

VENDEE:- ONKARNATH MAZUMDAR.

SIG. OF VENDOR:-

Onkarnath Mazumdar

DRAWN BY :-

Nirmal Chandra Mahato

Nirmal Chandra Mahato
C. No. 202
(SURVEYOR)









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 14012001416036/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Rama Chakravarti Shirdi Niwas, 6/3, Bariatu University Colony, Ranchi, City:- Not Specified, P.O:- Ranchi, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834009	Seller			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sachin Kumar Singh Son of Vinod Singh 3/9 University Colony, Bariatu Road Near Sai Mandi, City:- Not Specified, P.O:- Bariatu, P.S:- BARIATU, District:- Ranchi, Jharkhand, India, PIN:- 834009	Smt Rama Chakravarti			

(Ruhul Amin)

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMA CHAKRAVARTTI

BROZENDRANATH MAJUMDER

03/01/1938

Permanent Account Number

AGOPC7487R

R Chakravarti

Signature



19042006

R Chakravarti



भारत सरकार

Government of India

रामा चक्रवर्ती

Rama Chakravarti



जन्म तिथि/DOB: 03/01/1938

महिला / Female



5490 6582 4227

आधार - आम आदमी का अधिकार

R Chakravarti



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

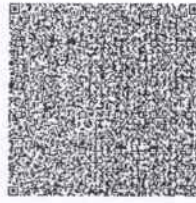
Enrollment No.: 0667/02016/00100

To
Onkarnath Majumdar
CC-78 A NARAYANTALA EAST
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Paraganas North 24 Parganas

West Bengal 700159
9433080863



ME399008028FH



आपका आधार क्रमांक / Your Aadhaar No. :

6305 5735 7456

मेरा आधार, मेरी पहचान

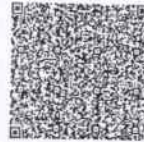


भारत सरकार

Government of India



Onkarnath Majumdar
DOB : 25/03/1950
Male



6305 5735 7456

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ONKAR NATH MAJUMDER
MONOJ MOHAN MAJUMDER
25/03/1950
Permanent Account Number
AFOPM5068H


Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

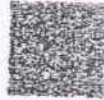
यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनिट, UTISL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
Government of India



सचिन कुमार सिंह
Sachin Kumar Singh
जन्म तिथि/DOB: 01/03/1993
पुल्य/ MALE



6806 1631 6089

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Vinod Kumar Singh, 3/9
University Colony, Bariatu Road,
Near Sai Mandir, P.O-Bariatu, P.S-पी.ओ-बरियातु, पी.एस-बरियातु, बरियातु, राँची,
Bariatu, Bariatu, Ranchi,
Jharkhand - 834009

पता:

S/O विनोद कुमार सिंह, 3/9 यूनिवर्सिटी
कॉलोनी, बरियातु रोड, साई मंदिर के पास,
Bariatu, Bariatu, Ranchi,
झारखण्ड - 834009

6806 1631 6089

www.aa.gov.in

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Major Information of the Deed

Deed No :	I-1401-02207/2022	Date of Registration	17/05/2022
Query No / Year	1401-2001416036/2022	Office where deed is registered	
Query Date	13/05/2022 2:54:50 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, 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. 3,90,713/-	Rs. 11,15,730/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 44,639/- (Article:23)	Rs. 11,196/- (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: Amdiha Road, Mouza: Nadiha, , Ward No: 6, Holding No:531 JI No: 3, Pin Code : 723102

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	RS-2505	RS-720	Commerci al	Bastu	10 Chatak 33 Sq Ft	3,90,713/-	11,15,730/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					1.1069Dec	3,90,713 /-	11,15,730 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Rama Chakravartti (Presentant) Wife of Dr Manish Ranjan Chakravartti Shirdi Niwas, 6/3, Bariatu University Colony, Ranchi, City:- Not Specified, P.O:- Ranchi, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7R, Aadhaar No: 54xxxxxxxx4227, Status :Individual, Executed by: Self, Date of Execution: 14/05/2022 , Admitted by: Self, Date of Admission: 14/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/05/2022 , Admitted by: Self, Date of Admission: 14/05/2022 ,Place : Pvt. Residence

er Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Onkarnath Majumdar Son of Late Manoj Mohan Majumdar CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, City:- Rajarhat-gopalpore, P.O:- Aswini Nagar, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx8H, Aadhaar No: 63xxxxxxxx7456, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sachin Kumar Singh Son of Vinod Singh 3/9 University Colony, Bariatu Road Near Sai Mandi, City:- Not Specified, P.O:- Bariatu, P.S:-BARIATU, District:-Ranchi, Jharkhand, India, PIN:- 834009			

Identifier Of Smt Rama Chakravarti

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Rama Chakravarti	Mr Onkarnath Majumdar-1.10688 Dec

18/05/2022 Query No:-14012001416036 / 2022 Deed No :I - 140102207 / 2022, Document is digitally signed.

On 13-05-2022

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 11,15,730/-



Ruhul Amin
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 14-05-2022

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

Presented for registration at 10:55 hrs on 14-05-2022, at the Private residence by Smt Rama Chakravartti ,Executant.

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

Execution is admitted on 14/05/2022 by Smt Rama Chakravartti, Wife of Dr Manish Ranjan Chakravartti, Shirdi Niwas, 6/3, Bariatu University Colony, Ranchi, P.O: Ranchi, Thana: Ranchi, , Ranchi, JHARKHAND, India, PIN - 834009, by caste Hindu, by Profession House wife

Indetified by Mr Sachin Kumar Singh, , , Son of Vinod Singh, 3/9 University Colony, Bariatu Road Near Sai Mandi, P.O: Bariatu, Thana: BARIATU, , Ranchi, JHARKHAND, India, PIN - 834009, by caste Hindu, by profession Others



Ruhul Amin
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 17-05-2022

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 11,196/- (A(1) = Rs 11,157/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,196/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2022 6:55PM with Govt. Ref. No: 192022230026515411 on 13-05-2022, Amount Rs: 11,196/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323357085 on 13-05-2022, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 44,639/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 39,639/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5284, Amount: Rs.5,000/-, Date of Purchase: 13/05/2022, Vendor name: Debdas
Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/05/2022 6:55PM with Govt. Ref. No: 192022230026515411 on 13-05-2022, Amount Rs: 39,639/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 323357085 on 13-05-2022, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

18/05/2022 Query No:-14012001416036 / 2022 Deed No :I - 140102207 / 2022, Document is digitally signed.

Page 15 of 16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2022, Page from 39552 to 39567
being No 140102207 for the year 2022.



Kaushik Ray

Digitally signed by Kaushik Ray
Date: 2022.05.18 13:48:03 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2022/05/18 01:48:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)