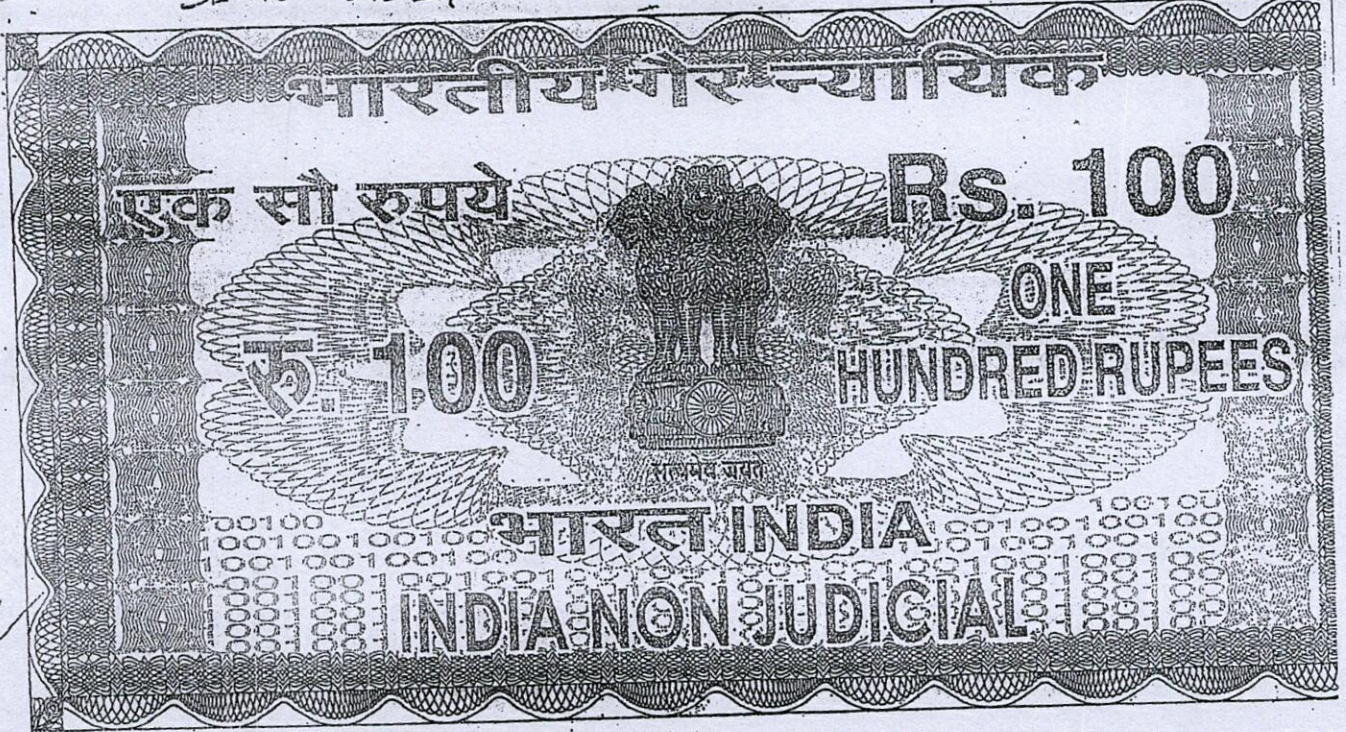




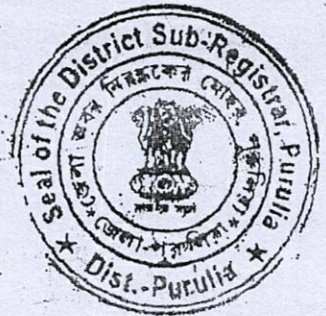
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 1268

It is hereby certified that the document is
 presented to Registration Officer
 signature sheet and the
 forgerment sheet is attached
 with this document and the part
 of this document.

Registration u/s 7(2) of Act
 xvi of 1908 Purulia (W.B.)
 12/12/2019

DEED OF SALE



THIS DEED OF SALE MADE THIS THE 11th DAY OF December 2019.

BETWEEN Umang Rajgaria (PAN-ARWPR8174P) son of Sri Rajesh Kumar Rajgaria: Hindu by faith; by occupation Business, Indian Citizen, residing at P.N.Ghosh Street, Purulia, P.O.. Purulia, Police Station Purulia Town, District Purulia, West Bengal, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators and representatives, assignees etc.) of the **ONE PART**.

AND

Smt. Anuja Shah (PAN-IDJPS4047H) Wife of Sri Avinash Shah Hindu by faith by occupation Business, Indian Citizen, residing at Tikia Para, Sadarpara, Purulia, P.O. Purulia, Police Station Purulia Town, District Purulia, Pin-723101, West Bengal. Hereinafter called and referred to as the **PURCHASER** (which terms unless excluded by and repugnant to the contexts shall include her heirs, executors, representatives, successors, assignees etc.) of the **OTHER PART**.

(2)

may Raju

WHEREAS the property in Mouza Purulia, being J.L. No 292/2 under Purulia Municipality, Ward No. 3, recorded in R.S. Khatian No. 3191 being the portion of R.S. Plot No. 4292/5091, admeasuring a total area of 6 cottahs 11 chattaks 4 sq.ft, specifically mentioned in the schedule herein below have been owned and possessed by the present vendor and the he has acquired the same by way of two nos. of registered deed of Gift being no 2814, measuring an area of 3 cottahs 8 chattaks 11 sq.ft, under the name and style of Block -A and being 2815, measuring an area of 3 cottahs 2 chattaks 38 sq.ft, under the name and style of Block -D, both Date 10-08-2015, Registered at the office of the A.D.S.R. Purulia.

AND

WHEREAS after acquiring the aforesaid property through the aforesaid two nos. of registered deed of Gift, the present intending vendor have been in absolute physical possession in ownership over the same till today.

AND

WHEREAS due to urgent need of money the present vendor declare to sale the Schedule property owned and possessed by them which is fully described in the schedule below and delineated the annexed map.

AND

WHEREAS the purchaser having come to know the intention of the vendor, approached the vendor and offered to purchase the aforesaid property fully described in the schedule below and delineated in the annexed map at settled price of Rs. 20,30,000/- (Rupees Twenty lakhs Thirty Thousand only) with the mutual consents of both the parties.

AND

WHEREAS the said Vendor have accepted the offer of the VENDEE, and have agreed to sell the said property here-in-after contained and he have executed a Registered Agreement Deed on 14.05.2019 vide Deed No. 1090, registered at D.S.R. Office, Purulia and then the BUYER has paid a sum of Rs. 18,50,000/- (Rupees eighteen lakhs fifty thousand) only vide Cheque No. 298943, dated 18.04.2019, issued at Punjab National Bank, Purulia Branch and the rest amount of Rs. 1,80,000/- (Rupees one lakh eighty thousand) only has paid by the Vendee/Purchaser to the Vendor by Cheque No.298948, dated 11-11-2019 of Punjab National Bank, Purulia Branch.

Munir Rajpur

(3)

AND

NOW THE VENDOR having thus absolute and transferable right in the schedule below property fully described in the schedule below and shown in a map delineated in Red colour therein annexed herewith and having been in occupation thereof in all possible manners, do hereby sell, transfer, convey and assign all the right, title, interest and possession of the Vendor in such property as fully described in the schedule below and shown in the map unto you, to the VENDEE for the value thus received, makes this covenant unto you, the VENDEE as follows :-

1. That in consideration of the sum of Rs. 20,30,000/- (Rupees Twenty lakhs Thirty Thousand only) paid by the Vendee/Purchaser to the Vendor, the receipt of which the Vendor hereby acknowledges above below, the Vendor/Owner hereby transfer by way of absolute sale of all that schedule property described in the schedule below as per site plan annexed herewith, being marked in Red-colour to hold the same to the Vendee as absolute owner.
2. a) The Vendor hereby covenant with the purchaser / Vendee as follows :- That the said property described fully in the schedule of this sale deed shall be quietly entered into and upon held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any persons claiming through or under themselves and without any lawful disturbance or interruption by any other person / persons whatsoever.
b) That the Vendor will at the cost of Vendee/Purchaser or the person acquiring the same to execute and do every such assurance or things necessary for further or more perfectly assure the said property to the Vendee/Purchaser as may reasonably be required.
c) That the Vendor do not hold the property on this day beyond the ceiling prescribed under the law and the title and interest hereby transferred subsists and the Vendor had power to sell the same.
d) That the property hereby transferred as mentioned in the schedule below is free from encumbrances, attachments or any liability or obligation.
3. That the vendor have delivered peaceful possession of the property mentioned in the schedule below to the purchaser on the day above written.

Amang Jaysins

(4)

4. That the purchaser, on the strength of this deed of purchase, will be entitled to get his name mutated in the office of the B.L. & L.R.O. Purulia-I and the concerned municipality by filing this sale deed or certified copy of it and will pay the tax or others rents imposed for the property time to time.
5. That the purchaser, by this sale deed acquired all the rights i.e. to transfer, to sell, to gift, to mortgage etc. including easement which the Vendor had in the property till today.
6. That the Purchaser shall have full right to possess the schedule below property as per desire and have full rights over all the civic amenities therein including electric connection, water supply connection etc. and the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property constructing new houses, tenements here determents, wells, latrines, bathrooms etc. in khas or through tenants or in any manner without any claim or demand whatsoever from the vendor.
7. That the Vendor are completely divested of all their interest in the property and those vest to the purchaser from this day above written by virtue of this sale deed.
8. The necessary documents/papers have been hand over to the purchaser and the purchaser have received the same and the purchaser have verified the same and after verification and found all those things correct. Purchased the property described in the schedule below. 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 Schedule below the Vendor will in every aspects co-operate to solve the dispute and or problem.
9. That 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.
10. For the purpose of registration, Stamp Duty and Registration Fee has been paid as per assessment of value of the District Sub-Register, Purulia amounting to Rs. 24,30,083/- only.

IN WITNESSES WHEREOF the Vendor have signed this sale deed on the date mentioned above.

Muney Rajgaria

(5)

SCHEDULE OF THE PROPERTY

District Purulia, Police Station Purulia (Town), Sub-Registration office, Purulia Pargana Chharrā J.L. No. 292/2 within Mouza Purulia, under Purulia Municipality, Ward no -3, holding no 215/1, situated at Ranchi Road, recorded in R.S. Khatian No. 3191 (Three Thousand One Hundred Ninety One), R.S. Plot No.4292/5091 ((Four Thousand Two Hundred Ninety Two/ Five Thousand Ninety One) {part} recorded under as class of land as Bastu admeasuring a total area of the aforesaid two nos. of Gift Deed is 6 Cottahs 11 Chattaks 4 Sq.Fq.

Bounded By : North : House Of Tribhuwan Prasad Khemka & Brother, South : Ranchi Road, East : House Of Padam Rajgaria & Kishan Kumar Rajgaria. West : 16' wide road , out of it an Area of 3 Kathas 5 Chatak 25 sq.ft. as shown in red ink in the annexed map.

and Measuring :

On the Northern side : east to west 41' 8"

On the Southern side : east to west 44' 7"

On the Eastern side : north to south 112' 0"

On the Western side : north to south 112' 5"

The Scheduled Property more particularly and specifically shown and delineated in red colour in the sketch map attached with this presents which be treated as a part of this presents.

(6)

N.B.: Page no 7 contain self signed photograph and finger impression of the
VENDOR and the PURCHASER.

Umang Ray
Signature of Vendor

Drafted by me and this
Instrument is read over
And explained to the
Executors in Bengali.

Witnesses

Guljar Anand
(Deed Writer)

Resident of Purulia. Lic. 109 Purulia.

Bishnu Shah
S/o Late Manoharlal Shah

TIKIYA PARA

Purulia (W.B.)

Ranby to Ranby
Purulia

Typed by

Tapen Mukherjee

(7)

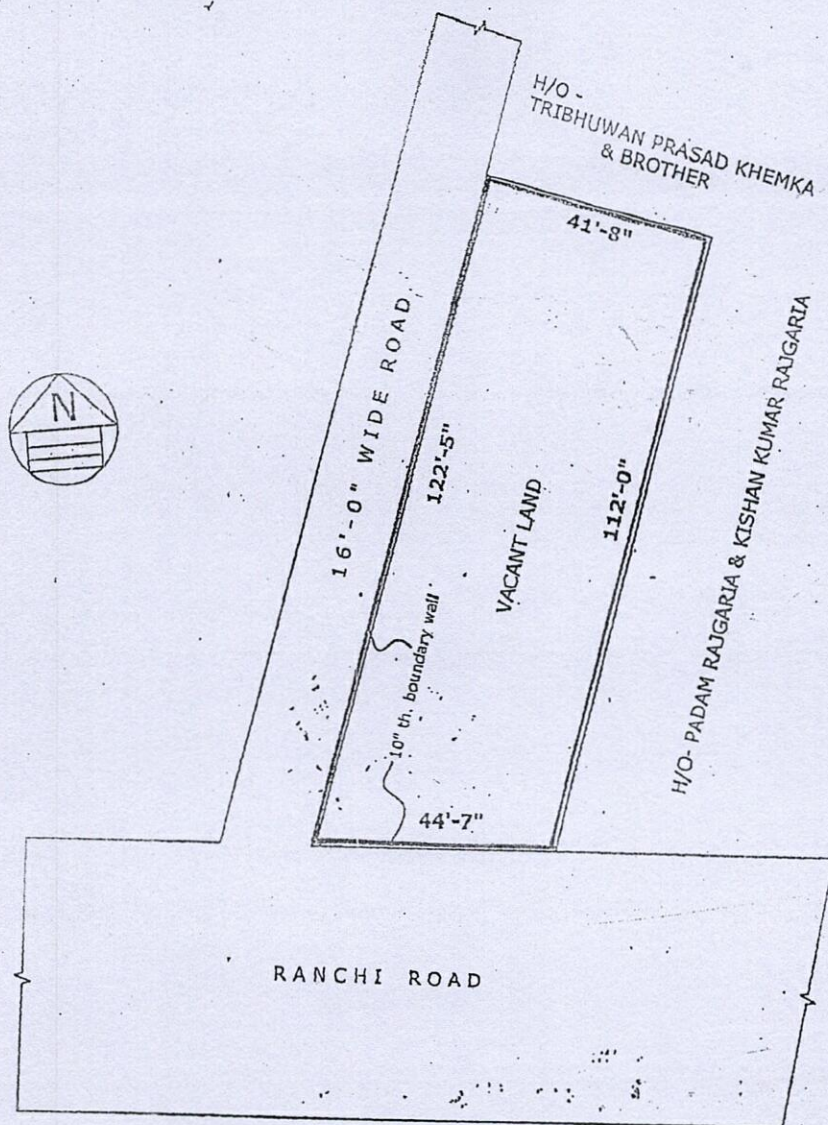
Munang Raju

self signed photograph and finger impression of the Vendor

					
	Munang Raju				
					

self signed photograph and finger impression of the PURCHASER

					
	Anuja Shah				
					



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

SITE PLAN SHOWING A VACANT LAND WITHIN **MOUZA: PURULIA**; J. L. NO : 292/2, P. S. PURULIA(T), DIST: PURULIA, UNDER PURULIA MUNICIPALITY WARD NO. 03, HOLDING NO. **215/1**, REF. R. S. KHATIAN NO: **3191**, R. S. PLOT NO: **4292/5091** (Part), SITUATED AT RANCHI ROAD PURULIA.

TOTAL AREA: 06 KATHA 11 CHH. 04 SFT, SHOWN IN RED BORDER
SOLD AREA OUT OF IT AN AREA: **03 KATHA 05 CHH. 25 SFT**

VENDEE: ANUJA SHAH.

Anuja Shah

SIG. OF VENDOR:-

Anang Rajgarja

TRACED BY :-

Nirmal Chandra Mahato
Nirmal Chandra Mahato
C. No .202

Major Information of the Deed

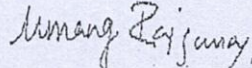
Deed No :	I-1401-02488/2019	Date of Registration	12/12/2019
Query No / Year	1401-1000260239/2019	Office where deed is registered	
Query Date	11/12/2019 5:27:52 PM	D.S.R. PURULIA, District: Purulia.	
Applicant Name, Address & Other Details	Guljar Ansary Alangidanga, Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9933138875, Status : Deed Writer		
Transaction	Additional Transaction		
[0103] Sale, Sale after registered sale agreement with possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 3], [4311] Other than Immovable Property, Receipt [Rs : 18,50,000/-]		
Set Forth Value	Market Value		
Rs. 20,30,000/-	Rs. 24,30,083/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 18,560/- (Article:A(1), E, B, M(b), H)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 140101090/2019 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: Ranchi Road, Road Zone : (Bus Stand -- D. M. Bungalow) , Mouza: Purulia-(002) , Ward No: 3 Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5091	LR-3191	Bastu	Bastu	3 Katha 5 Chatak 25 Sq Ft	20,30,000/-	24,30,083/-	Property is on Road Adjacent to Metal Road , Project Name :
Grand Total :					5.5229Dec	20,30,000 /-	24,30,083 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Umang Rajgaria (Presentant) Son of Shri Rajesh Kumar Rajgaria Executed by: Self, Date of Execution: 11/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office			
		12/12/2019	LTI 12/12/2019	12/12/2019

P N Ghosh Street, Purulia, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Beng
 India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No
 ARWPR8174P, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution
 11/12/2019
 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office

Buyer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mrs Anuja Shah Wife of Mr Abinash Shah Tikia Para, Sadar Para, Purulia, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: IDJPS4047H, Aadhaar No Not Provided, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bishnu Shah Son of Late Manohar Shah Tikia Para, Purulia, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101			Bishnu Shah
Identifier Of Mr Umang Rajgaria	12/12/2019	12/12/2019	12/12/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Umang Rajgaria	Mrs Anuja Shah-5.52292 Dec

Endorsement For Deed Number : 1 - 140102488 / 2019

On 11-12-2019

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 24,30,083/-


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

On 12-12-2019

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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:46 hrs on 12-12-2019, at the Office of the D.S.R. PURULIA by Mr Umang Rajgaria, Executant.

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

Execution is admitted on 12/12/2019 by Mr Umang Rajgaria, Son of Shri Rajesh Kumar Rajgaria, P N Ghosh Street, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Shri Bishnu Shah, , Son of Late Manohar Shah, Tikia Para, Purulia, P.O: Purulia, Thana: Purulia Town, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,560/- (A(1) = Rs 7/- ,B = Rs 18,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2019 11:02AM with Govt. Ref. No: 192019200116170641 on 12-12-2019, Amount Rs: 18,560/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. 36346599 on 12-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

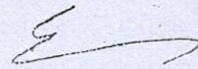
Certified that required Stamp Duty payable for this document is Rs. 41/- and Stamp Duty paid by Stamp Rs 100/- online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12838, Amount: Rs.100/-, Date of Purchase: 11/12/2019, Vendor name: Decc
Bhattacharjya

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 12/12/2019, 11:02AM with Govt. Ref. No: 192019200116170641 on 12-12-2019, Amount Rs: 0/-, Bank:
Union Bank of India (UBIN0530166), Ref. No. 36346599 on 12-12-2019, Head of Account



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

