SL.NO. 1001001522/ 2022

I-1561/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 241115

23.3.22
I
Q-2-745953/22

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

Registrar U/S 7 (2) of Registration Act 1908 Paschim Medinipur
23 MAR 2022

Mumtaz Jana
Ankita Jana

DEED OF SALE

THIS INDENTURE OF SALE MADE THIS 23rd day of March, 2022;





BETWEEN

1. **MUNMUN JANA**, W/o Late Apurba Jana, of Baramohanpur, P.O. – Khakurda, P.S. – Belda, Dist. – Paschim Medinipur, PIN – 721445, By Faith – Hindu, By Occupation – Housewife, Nationality – Indian.
2. **ANKITA JANA**, D/o Late Apurba Jana, of Baramohanpur, P.O. – Khakurda, P.S. – Belda, Dist. – Paschim Medinipur, PIN – 721445, By Faith – Hindu, By Occupation – Student, Nationality – Indian.

Hereinafter called the **FIRST PARTY VENDORS** which expression unless repugnant to the context shall mean and include their heirs, assigns, administrator and executor

AND

BHAGABATI DEVI PRIMARY TEACHERS TRAINING INSTITUTE,

At – Baramohanpur, P.O. – Khakurda, P.S. – Belda, Dist. – Paschim Medinipur, PIN – 721445.

Munmun Jana
Ankita Jana



Kartick Chandra Acharya.

President
Bhagabati Devi Primary
Teachers' Training Institute
Khakurda • Paschim Medinipur

Represented by its President: **SRI KARTICK CHANDRA ACHARYA**, S/o Late Hemanta Kumar Acharya, of Mahatabpur, P.O. + P.S. – Midnapore, Dist.- Paschim Medinipur, PIN – 721101, By Occupation – Service, By Faith – Hindu, Nationality – Indian.

Hereinafter called the **SECOND PARTY PURCHASER** which expression unless repugnant to the context shall mean and include its successors, assigns, administrator and executor.

WITNESSETH

That the landed property measuring $13^2/_3$ Dec. = 13.66 Dec. under R.S. Khatian No. – 42, L.R. Khatian No. 615 & 616, R.S. & L.R. Plot No. 839, within Mouza – Baramohanpur, J.L. No. – 720 as in Schedule below and hereinafter mentioned as the **"Said Property"** previously belonged to Radhabinod Das, Prankrishna Das and Radhakanta Das and they possessed the same jointly. In the year 1986 by a registered deed of Partition being No. 4557, Dt. 11.04.1986 the said property was partitioned in between them and got separate possession of the said property. Radhakanta Das got in the middle portion of the said property. While Radhakanta Das was in exclusive possession of the said property, he gifted the same to his son Gopal Chandra Das by a registered Deed of Gift being No. 5276, Dt. 08.07.1987 and delivered possession of the same. Subsequently Gopal Chandra Das by a registered Deed of Sale being No. 5924, Dt. 24.05.1997 sold out and transferred the said in favour of Apurba Jana and delivered possession of the

Mumun Jana
Ankita Jana

same and from the date purchase Apurba Jana remained in possession of the said property till his death. Thereafter Apurba Jana died leaving behind his wife namely Munmun Jana and one daughter namely Ankita Jana i.e. instant Vendors as his only set of legal heirs. The instant Vendors inherited the said property as legal heirs of Apurba Jana in equal share and are in possession of the same jointly. Their names was recorded in the State of West Bengal under Khatian Nos. 615 & 616. They paid rents to the State of West Bengal. The instant vendors are in possession having their exclusive right, title and interest therein. The VENDORS due to their personal necessity declared to sale out and transfer the **"Said Property".**

The instant PURCHASER proposed to purchase the said property from the instant VENDORS. After negotiation an amount of Rs. 6,14,700/- (Rupees Six Lakh Fourteen Thousands Seven Hundred) only has been settled as consideration money for the **"Said Property"** and the VENDORS have decided to sell and the PURCHASER has decided to purchase the total property at Rs. 6,14,700/- (Rupees Six Lakh Fourteen Thousands Seven Hundred) Only being the negotiated price and final consideration money of the property and the VENDORS in support of such final talk of sale hereby execute this Deed of Conveyance in favour of the PURCHASER on receipt of the total agreed Consideration money.

Munmun Jana
Ankita Jana

AND

IN CONSIDERTION OF total Rs. 6,14,700/- (Rupees Six Lakh Fourteen Thousands Seven Hundred) only the VENDOR DOTH HEREBY sells out, transfers and conveys the **"Said Property"** described in the Schedule below unto the PURCHASER and delivers the possession of the said property and declares hereby that the piece and parcel of the land as in the Schedule below shall vest with the PURCHASER from this day and the PURCHASER from this day shall own and possess and shall continue to possess the same by having exclusive right, title, interest and possession in the transferred property with all rights of payments or rents and taxes in his own name and with all rights of construction / reconstruction etc. and with all rights of transfer by sale, gift or otherwise and to mortgage the same in case of need through heirs, assigns, successors, etc.

AND

TO HAVE AND TO HOLD the same quietly, peaceably forever without any objection from the VENDORS or anybody for the VENDORS. Be it mentioned that the property hereby sold has not been sold out and transferred or mortgaged by the VENDORS to anybody or any bank or financial institution and the same stands free from encumbrances.

AND

BE IT further mentioned that in case it transpires that the VENDORS have no title in the property hereby transferred and for which the PURCHASER has to be dispossessed from the

Mumtaz Jana
Ankita Jana

instant property the VENDORS undertake to refund the consideration money and to pay further adequate compensation unto the PURCHASER through heirs, successors, administrator and executor.

IN WITNESS whereof the VENDORS doth hereby subscribe their hand and seal on the day, month and year as stated at the outset in physically fit and mentally alert condition on receipt of total consideration money of Rs. 6,14,700/- (Rupees Six Lakh Fourteen Thousands Seven Hundred) only.

SCHEDULE

Within Dist. - Paschim Medinipur, P.S. - Belda, A.D.S.R. – Narayangarh, Mouza - Baramohanpur, J.L. No.- 720

R.S. Khatian No.- 42, L.R. Khatian Nos. – 615 & 616

R.S. and L.R. Plot No. – 839 Jal Hal Bastu.

Measuring 0.13 $^{2}/_{3}$ Acre. = 13 $^{2}/_{3}$ Dec. = 13.66 Dec.

Butted and bounded

To the North	:	Remaining portion of the Plot belonging to the purchaser
To the South	:	Remaining portion of the Plot belonging to the purchaser
To the East	:	Dilip Das.
To the West	:	15 feet wide **Kancha Rasta.**

Annual rent payable to the B.L.&L.R.O., Narayangarh, P.O. – Belda, Dist. – Paschim Medinipur, Government of West Bengal.

Mumtaz Jana
Ankita Jana

Memo of Consideration

Rs. 6,14,700/- (Rupees Six Lakh Fourteen Thousands Seven Hundred) only is paid by the PURCHASER and received by the VENDOR in presence of witnesses in the following manner :-

1. Rs. 6,14,700/- (Rupees six lakh fourteen thousand seven hundred) only paid through RTGS.

Mumtaz Jana
Ankita Jana

Witnesses to all signatories above:

1) Jibyendu Mishra
S/o- Debasish Mishra
v/u- Birbhadrapur (Para), P.O- Chakismailpur
P.S- Dantan, Dist- Paschim Mediniipur

2) Sri Dipak Kumar Nandi
S/o Late Siben Nandi
Saratpally
Midnapur.

Drafted by:
Syed Nowsar Ali
M.A., L.L.B, B.Ed., Kovid.
Advocate
Mirzabazar, Midnapur
Regd. No.-F1081/1053 of 1991

Typed by :
Kaberi Khan
(Kaberi Khan)
Kote Bazar, Midnapore.

This Deed of Sale consists of 7 (Seven) pages including 1(one) Stamp Paper and 1(one) extra page for finger impressions.

Mumtaz Jana
Ankita Jana

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Munmun Jana

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Ankita Jana

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Kartick Chandra Acharya.

President
Bhagabati Devi Primary
Teachers' Training Institute
Khakurda • Paschim Medinipur

ভারত সরকার
Government of India



মুনমুন জানা
Munmun Jana
জন্মতারিখ / DOB : 01/01/1960
মহিলা / Female

6362 3010 2993

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: অপরুব জানা,
খাকুড়দা, বড়মোহনপুর, বারা
মহানপুর, পশ্চিম মেদিনীপুর,
খাকুরদা, পশ্চিম বঙ্গ, 721445

Address:
W/O: Apruba Jana, KHAKURDA,
baramohanpur, Bara Mahanpur,
Paschim Medinipur, Khakurda,
West Bengal, 721445

6362 3010 2993

1947 help@uidai.gov.in www.uidai.gov.in

Munmun Jana

ভারত সরকার
Government of India

অঙ্কিতা জানা
Ankita Jana
জন্মতারিখ / DOB : 19/11/2000
মহিলা / Female



6564 9292 4742

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
সি/ও: অপরুপা জানা,
খাকুরদা, বড়মোহনপুর, বারা
মহানপুর, পশ্চিম মেদিনীপুর,
খাকুরদা, পশ্চিম বঙ্গ, 721445

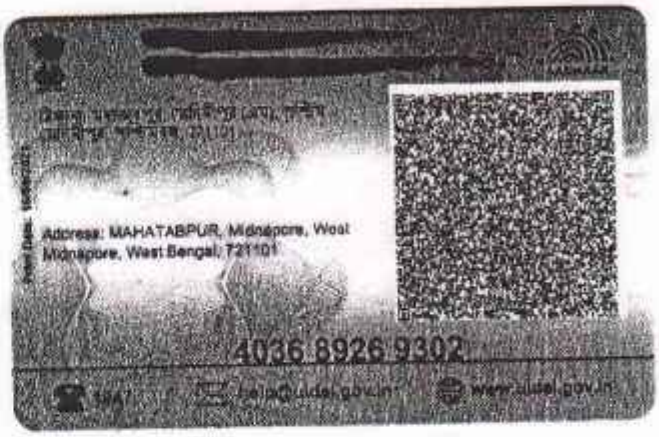
Address:
D/O: Apruba Jana, KHAKURDA,
baramohanpur, Bara Mahanpur,
Paschim Medinipur, Khakurda,
West Bengal, 721445

6564 9292 4742

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Ankita Jana





Kartick Chandra Acharya.
23.03.22

ভারত সরকার
Government of India

দিব্যেন্দু মিশ্র
Dibyendu Mishra



জন্মতারিখ / DOB: 06/10/1982
পুরুষ / Male

2663 7711 3217

আধার – সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা: এস/ও: দেবাশীষ মিশ্র
চকইসমাইলপুর, বীরভদ্রপুর বড়া
বিরভদ্রপুর, গোমুন্ডা
পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ
721457

Address: S/O: Debasish Mishra, CHAKISMAILPUR, BIRBHADRAPUR BARA, Birbhadrapur, Gomunda, Paschim Medinipur, Dantan-I, West Bengal, 721457

2663 7711 3217

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Dibyendu Mishra

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

GRN Details

GRN:	192021220210099981	**Payment Mode:**	Online Payment
GRN Date:	22/03/2022 19:14:16	**Bank/Gateway:**	IDBI Bank
BRN :	2736385856	**BRN Date:**	22/03/2022 19:03:19
Payment Status:	Successful	**Payment Ref. No:**	2000745953/3/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Sri Kartick Chandra Acharya
Address:	Mahatabpur
Mobile:	9474168080
Depositor Status:	Buyer/Claimants
Query No:	2000745953
Applicant's Name:	Mr Syed Nowsar Ali
Identification No:	2000745953/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000745953/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	13461
2	2000745953/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	6161
			Total	**19622**

IN WORDS: **NINETEEN THOUSAND SIX HUNDRED TWENTY TWO ONLY.**

PAID

Major Information of the Deed

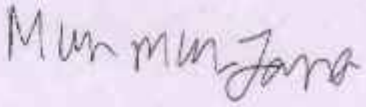
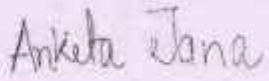
Deed No :	**I-1001-01561/2022**	**Date of Registration**	**23/03/2022**
Query No / Year	**1001-2000745953/2022**	**Office where deed is registered**	
Query Date	**08/03/2022 1:38:07 PM**	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Syed Nowsar Ali Judges Court, Midnapur,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9064207945, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,14,700/-		Rs. 6,14,700/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 18,461/- (Article:23)		Rs. 6,193/- (Article:A(1), E)	
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Belda, Gram Panchayat: HEMCHANDRA, Mouza: Baramohonpur, Jl No: 720, Pin Code : 721445

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-839	RS-42	Vastu	Jal	6.83 Dec	3,07,350/-	3,07,350/-	Width of Approach Road: 15 Ft.,
L2	RS-839	RS-42	Vastu	Jal	6.83 Dec	3,07,350/-	3,07,350/-	Width of Approach Road: 15 Ft.,
		TOTAL :			**13.66Dec**	**6,14,700 /-**	**6,14,700 /-**	
	Grand Total :				**13.66Dec**	**6,14,700 /-**	**6,14,700 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	**Photo**	**Finger Print**	**Signature**
1	**Munmun Jana (Presentant)** Wife of Late Apurba Jana Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office	 23/03/2022	 LTI 23/03/2022	 23/03/2022
	Bara Mohanpur, City:- Not Specified, P.O:- Khakurda, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 63xxxxxxxx2993, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Ankita Jana Daughter of Late Apurba Jana Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office	 23/03/2022	 LTI 23/03/2022	 23/03/2022
	Bara Mohanpur, City:- Not Specified, P.O:- Khakurda, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Aadhaar No: 65xxxxxxxx4742, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office			

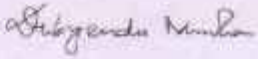
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BHAGABATI DEVI PRIMARY TEACHERS TRAINING INSTITUTE** Baramohanpur, City:- , P.O:- Khakurda, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Kartick Chandra Acharya** Son of Late Hemanta Kumar Acharya Mahatabpur, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 40xxxxxxxx9202 Status : Representative, Representative of : BHAGABATI DEVI PRIMARY TEACHERS TRAINING INSTITUTE (as President)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dibyendu Mishra Son of Debasish Mishra Birbhadrapur, City:- Not Specified, P.O:-Chakismilpur, P.S:-Datan, District:-Paschim Midnapore, West Bengal, India, PIN:- 721457			
	23/03/2022	23/03/2022	23/03/2022

Identifier Of Munmun Jana, Ankita Jana, Shri Kartick Chandra Acharya

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Munmun Jana	BHAGABATI DEVI PRIMARY TEACHERS TRAINING INSTITUTE-6.83 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Ankita Jana	BHAGABATI DEVI PRIMARY TEACHERS TRAINING INSTITUTE-6.83 Dec

Endorsement For Deed Number : I - 100101561 / 2022

On 23-03-2022

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.

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

Presented for registration at 13:06 hrs on 23-03-2022, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Munmun Jana , 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 6,14,700/-

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

Execution is admitted on 23/03/2022 by 1. Munmun Jana, Wife of Late Apurba Jana, Bara Mohanpur, P.O: Khakurda, Thana: Belda, , Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by Profession House wife, 2. Ankita Jana, Daughter of Late Apurba Jana, Bara Mohanpur, P.O: Khakurda, Thana: Belda, , Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by Profession Student

Indetified by Shri Dibyendu Mishra, , , Son of Debasish Mishra, Birbhadrapur, P.O: Chakismilpur, Thana: Datan, , Paschim Midnapore, WEST BENGAL, India, PIN - 721457, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,193/- (A(1) = Rs 6,147/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,161/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/03/2022 7:15PM with Govt. Ref. No: 192021220210099981 on 22-03-2022, Amount Rs: 6,161/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2736385856 on 22-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,461/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,461/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 26189, Amount: Rs.5,000/-, Date of Purchase: 23/03/2022, Vendor name: Anouwer Mallik
2. Stamp: Type: Court Fees, Amount: Rs.10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/03/2022 7:15PM with Govt. Ref. No: 192021220210099981 on 22-03-2022, Amount Rs: 13,461/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2736385856 on 22-03-2022, Head of Account 0030-02-103-003-02

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2022, Page from 37416 to 37434

being No 100101561 for the year 2022.

Seal of the District Sub Registrar-I of Paschim Midnapore, District-Paschim Midnapore

Digitally signed by ANANDA MOHAN NANDI
Date: 2022.03.24 16:29:07 +05:30
Reason: Digital Signing of Deed.

(Ananda Mohan Nandi) 2022/03/24 04:29:07 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE

West Bengal.

(This document is digitally signed.)