

DEED OF SALE

DISTRICT	: PURBA MEDINIPUR
P.S. & A.D.S.R. OFFICE	: TAMLUK
MOUZA	: RATNALI
J.L. NO.	: 138
KHATIAN NO	: R.S. 176 and L.R. 1351
PLOT NO & AREA	: R.S. & L.R. 578
AREA (AS PER ROR)	: 11.760 DEC.
(AS PER MEASUREMENT)	: 11.944 DEC. VACANT BASTU LAND
ANNUAL RENT	: Rs 120.00
CONSIDERATION PRICE	: 1,32,32,000/-

UNDER TAMRALIPTA MUNICIPALITY AREA

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS 17th DAY OF MARCH, IN THE YEAR TWO THOUSAND TWENTY FIVE.

BETWEEN

MR. ABDUR RAUF KHAN, (PAN:, AADHAAR NO.), Son of Late MD Ummar Ali Khan, by Nationality Indian, by Religion Muslim, by Profession Business, residing at Dakshinchara Sankarara (Under Tamralipta Municipality present Ward no - 18), P.O.& P.S. – Tamluk, District: Purba Medinipur (W.B.), Pin – 721636. hereinafter called and referred to as the "**VENDOR/SELLER**" (which expression shall unless excluded by or repugnant to the context shall mean and Include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

AND

MR. MANOJ KUMAR SINGH, (....., AADHAAR NO.), Son of Late Jata Sankar Singh, by Nationality Indian, by Religion Hindu, by Profession Business, residing at Ghosh Bagan, 37 B.T. Road, Khardah, District: North 24 Paraganas (W.B.), Pin – 700117. hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context shall mean and Include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

The SELLER and the PURCHASER are hereinafter referred collectively as parties and individually as party.

WHEREAS the SELLER Abdur Rauf Khan, is the absolute owner, in possession and enjoyment of the piece and parcel of land measuring 22 decimals as per ROR which is 22.184 decimals as per delineated in the map annexed hereto as a part and parcel of the deed and marked with **“Sub Plot – A” & “Sub Plot – B”**, lying and situated in R.S. & L.R. Plot Number 578, Recorded in R.S. Khatian Number 176 and L.R. Khatian Number 1351, at Mouza Ratnali, J.L. Number 138, under Police Station & A.D.S.R. office Tamluk, in the district of Purba Medinipur.

AND WHEREAS the SELLER herein has purchased the PROPERTY from the previous owner Dipankar Ghosh, son of Haricharan Ghosh and Mitali Ghosh, wife of Dipankar Ghosh resident at Town Padumbasan under Tamralipta Municipality by two sale deed being no 110107169 and 110107197 both deed executed on 23-09-2016. Deed No 110107169 registered on 23-09-2016 at District Sub-Registry Office, Purba Medinipur copied in Book No – 1, Volume No 1101-2016, page from 118420 to 118435 and Deed No 110107197 registered on 26-09-2016 at District Sub-Registry Office, Purba Medinipur copied in Book No – 1, Volume No 1101-2016, page from 118892 to 118913 for the year 2016.

AND WHEREAS the above mentioned previous owner had already made conversion of the nature of Land from agriculture to BASTU by conversion case no C/185/13, Memo No – 31/T-1/14, Date:- 16-01-2014, case no C/186/13, Memo No – 32/T-1/14, Date:- 16-01-2014 and case no C/230/14, Memo No – 270/T-1/15, Date:- 03-03-2015, case no C/231/14, Memo No – 255/T-1/15, Date:- 03-03-2015, and case no C/232/14, Memo No – 259/T-1/15, dated 03-03-2015 from B.L. & L.R.O. Tamluk – 1 Office.

AND WHEREAS the SELLER Abdur Rauf Khan has agreed to sale and purchaser has agreed to purchase **“Sub Plot – A”** situated in **R.S. & L.R. Plot Number 578** measuring 11.760 decimals as per ROR which is 11.944 decimals as per delineated in the map annexed hereto as a part and parcel of the deed, more fully and particularly described in the schedule here under written and hereafter referred to as the **"SCHEDULE PROPERTY"**.

AND WHEREAS having acquired lawful ownership In the manner aforesaid, Abdur Rauf Khan became the sole and absolute owner of SCHEDULE PROPERTY and enjoyed the same with peaceful possession as per delineated map annexed hereto and have every right to transfer the same to anybody in any way, whatsoever.

AND WHEREAS the SELLER being in need of funds to meet his personal commitments and family expenses have decided to sell the SCHEDULE PROPERTY and the PURCHASER has agreed to purchase the same.

AND WHEREAS the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration value of the land of Rs. 1,32,32,000/- (**Rupees One Crore thirty two lakh thirty two Thousand only**) which is the highest and reasonable in the prevailing market price and the PURCHASER herein agreed to purchase the same for the aforesaid consideration and to that effect the parties entered into an agreement.

NOW THIS DEED OF SALE WITNESSETH:

1. THAT in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 1,32,32,000/- (**Rupees One Crore thirty two lakh thirty two Thousand**) only received by the SELLER in cash/banking services and upon receipt of the said entire consideration of Rs. 1,32,32,000/- (**Rupees One Crore thirty two lakh thirty two Thousand**) only (the SELLER doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER doth hereby sells, conveys, transfers, and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.

AND WHEREAS THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i. **That** the SCHEDULE PROPERTY shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the SELLER or any person claiming through or under him.
- ii. **That** the SELLER have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the SELLER have not done anything or knowingly suffered anything whereby their right and power to sell and convey the SCHEDULE PROPERTY to the PURCHASER is diminished.
- iii. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own fund and keep the PURCHASER indemnified.
- iv. **That** the SELLER hereby declares with the PURCHASER that the SELLER have paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due for the earlier period, the same shall be discharged/borne by the SELLER.
- v. **That** the SELLER have handed over the vacant possession of the SCHEDULE PROPERTY to the PURCHASER and delivered the connected original title document in respect of the SCHEDULE PROPERTY hereby conveyed on the date of execution of these presents.
- vi. **That** the SELLER will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- vii. **That** the SELLER do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain all documents in the name of the PURCHASER and undertakes to execute any deed in this respect.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Dist – Purba Medinipur, P.S. & A.D.S.R. Office Tamluk,
Mouza – Ratnali, J.L. NO. – 138 under Tamralipta Municipality. Rayat
Dakhali Vacant Bastu Land.

R.S. Khatian No – 176

L.R. Khatian No - 1351

PLOT No (R.S. & L.R.)	Nature of Land	Share out of 0.10000	AREA OF LAND IN DEC. As per ROR	AREA OF LAND IN DEC. As per Measurement
578	BASTU (HOMELESS)	0.2673	11.760	11.944

The Saleable Land is delineated in the Sketch Map annexed hereto and marked with **“Sub Plot – A”** and bordered with **GREEN COLOUR** measuring on the north side 118 feet 10 inch, on the south side 130 feet 05 inch, on the east side 43 feet and on the west side 40 feet 06 inch AREA 5203.09 sq.ft. i.e. 11.944 Decimals.

The total property is butted and bounded as follows:

ON THE NORTH: PLOT NO 578

ON THE SOUTH: PLOT NO 578

ON THE EAST: HALDIA MECHEDA BUS ROAD

ON THE WEST: PLOT NO 555

(7)

MEMO OF CONSIDERATION

<u>Sl No</u>	<u>Date</u>	<u>Cheque No</u>	<u>Amount (Rs.)</u>	<u>Signature</u>
1	09-07-2024	245174	50,00,000/-	
2	03-01-2025	274545	35,00,000/-	
3	17-01-2025	274559	25,00,000/-	
4	10-03-2025	280052	22,32,000/-	
<u>TOTAL =</u>			1,32,32,000/- (Rupees One Crore thirty two lakh thirty two Thousand only)	

(8)

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

SIGNED & DELIVERED in presence of

Drafted & Explained by me

WITNESSES:

1.

(Sati Sankar Chakraborty)

(Deed Writer)

Vill- Saira, P.O. – Alinan

P.S. – Tamluk, Dist – Purba Medinipur

License No 1348 of Year 2000

Tamluk A.D.S.R.O.

2.

Computer Typed by:-

Prasanta Samanta

Balluk, Ballukhat

Purba Medinipur

This Deed of Sale consisting of 10 (ten) pages of which written on 01 (One) stamp papers and 07 (Seven) demi papers and signed by witnesses. 01 (One) page for Sketch Map and an additional 01 (One) page added for tip impression and photograph.