

1245/2022

I-1360/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 711155

11.04.22
11.04.22
No. - 22 05 200 11 00 525/2022

Certified that the document is admitted to registration. The signature sheet and the endorsement of same attached to this document are the part of this document

A.D.S.R. Jhargram

11 APR 2022

SALE DEED

This Sale Deed made on this 11 th Day of April in the year 2022.

BY & BETWEEN

1. SRI RAKHI BANDHAN NAG (PAN-ANYPN5478N) Son of Late Kanai Lal Nag, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing At- Raghunathpur, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN-721507.

Rakhi Bandhan Nag
Shanku. Ray alias Shanta Nag
Lechu Manna.

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

35,50,000

Cont... p/2

2. SMT. SHANTA ROY Alias SHANTA NAG (PAN-BODPN1817A) Wife of Sri Pranabesh Roy, Daughter of Late Kanai Lal Nag, by Faith- Hindu, by Occupation- House Wife, by Nationality- Indian Residing At- Raghunathpur, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN-721507. 17.00.078

3. SMT. KUHU MANNA (PAN-BYKPM0638M) Wife of Sri Debjit Manna, Daughter of Late Kanailal Nag, by Faith- Hindu, by Occupation- House Wife, by Nationality- Indian Residing At- Raghunathpur, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN-721507. 35.50.070

----Hereinafter called and referred as the VENDORS / SELLERS (which expression or term shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof be deemed to include his/her/their legal heirs, successors, executors, administrators, legal representatives and assignees) of the ONE PART.

AND

ARYA ABODE LLP, The Limited Liability Partnership Incorporated under the Limited Liability Partnership Act. 2008 (LLP Identification Number AAZ8792) PAN- ABXFA2494E , having its Office At- Premises No.- 638/518 Ghoradhara, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN- 721507, West Bengal, Mailing Address: 3A, Hare Street, Ashoka House, 6 th Floor, Room No.-602, Kolkata- 700001, West Bengal, Represented by its Partners:

1. SRI ASHOK KUMAR PATWARI (PAN-AEYPP4264K) Son of Late Ramkishan Patwari , by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Previously Resident of Premises No.- 638/518

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95

Rakhi Banerjee Nag
Shanta Roy alias Shanta Nag

9800384

Ghoradhara, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN-721507, Presently Residing At- 10/S , Flat No.- 4A, Block-A, New Alipore, Kolkata- 700053.

2. **SMT. KIRAN DEVI PATWARI** (PAN-AEYPP3723M) Daughter of Late Raj Kumar Agarwal, Wife of Sri Ashok Kumar Patwari , by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Previously Resident of Premises No.- 638/518 Ghoradhara, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN- 721507, Presently Residing At- 10/S , Flat No.- 4A, Block-A, New Alipore, Kolkata- 700053.

3. **SRI NISHANT PATWARI** (PAN-AZGPP1610C) Son of Sri Ashok Kumar Patwari, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Previously Resident of Premises No.- 638/518 Ghoradhara, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN-721507, Presently Residing At- 10/S , Flat No.- 4A, Block-A, New Alipore, Kolkata- 700053.

---Hereinafter called the **VENDEE / PURCHASER** (which term or expression shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof be deemed to include its/his/her/ their legal heirs, successors, executors, administrators, legal representatives, office-in-chair, agents and assignees) of the **OTHER PART**.

AND

WHEREAS the land measuring an area 11 Decimal alongwith two storied pucca residential building in Revisional Settlement Plot No.-2013 under Revisional Settlement Khatian No.-273 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. was formerly owned and possessed with absolute title

Drafted by :-

Kausik Sinha

Advocate


Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

*Rakhi Banerjee Nay
Shanta Rayadhas Sankha Nay*

and occupancy rayati therein by one Abhijit Sarkar Son of Sri Ramesh Chandra Sarkar of Raghunathpur, Jhargram. The said Sri Abhijit Sarkar got & acquired the aforesaid landed property by dint of the registered Sale Deed being No.-6220 dated 18/11/1978 of Sub-Registration Office, Jhargram and the said Sri Abhijit Sarkar became the legal, valid & bonafide owner of the abovementioned landed property on the strength of the abovenumbered registered Sale Deed. During the continuance of the peaceful possession over the land measuring an area 11 Decimal alongwith two storied pucca residential building in R.S.Plot No.- 2013 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. in the District of Midnapore on payment of taxes, revenues, rents to the State of West Bengal through the B.L. & L.R.O., Jhargram & other authorities, the said Abhijit Sarkar transferred and sold out the land measuring an area 11 Decimal alongwith two storied pucca residential building in R.S.Plot No.- 2013 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. in the District of Midnapore as is where as basis with specific boundary to Kanai Lal Nag Son of Late Atul Krishna Nag, Resident of Raghunathpur, Jhargram by dint of a registered Sale Deed, being No.-3765 for the year 1991 of Additional District Sub Registration Office, Jhargram. The said Kanai Lal Nag, the predecessor-in-interest of the Vendor of this presents became the legal, valid & bonafide owner of the abovementioned landed property on the strength of the abovenumbered registered Sale Deed. During the continuance of the peaceful possession over the land measuring an area 11 Decimal alongwith two storied pucca residential building in R.S.Plot No.- 2013 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. in the District of Midnapore continuously, peacefully, uninterruptedly and with the knowledge of all and others on payment of taxes, revenues and rents to the State of West Bengal through the B.L. & L.R.O., Jhargram & other authorities, the R.S.Plot No.-2013 of Mouza- Jangal Khas, J.L. No.- 395 has been renumbered as L.R.Plot No.-4399 of Mouza- Jangal Khas, J.L. No.- 395 under

*Rakhi Banerjee Nag
Shankar Jayalal Shastri Nag*

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

Jhargram P.S. Subsequently the landed property measuring an area of 11 Decimal in R.S. Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. in the District of Midnapore has been duly recorded in the name of Kanai Lal Nag according to the provision of the W.B.L.R.Act.

AND

WHEREAS during the continuance of peaceful possession upon the aforesaid landed property in R.S.Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 within Jhargram P.S. in the District of Midnapore by the said Kanai Lal Nag on payment of taxes, revenues, rents to the State of West Bengal through the B.L. & L.R.O., Jhargram & other authorities, the above named Kanai Lal Nag died on 01/01/1995 leaving behind his two sons namely Rakhi Bandhan Nag & Somnath Nag and two Daughters namely Smt. Shanta Roy alias Shanta Nag & Smt. Kuhu Manna as of his legal heirs as well as successors and the aforesaid brothers & sisters i.e. Rakhi Bandhan Nag, Somnath Nag, Smt. Shanta Roy alias Shanta Nag & Smt. Kuhu Manna got the aforesaid landed property in R.S.Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 within Jhargram P.S. in the District of Paschim Midnapore by way of inheritance in equal shares.

The Vendors of this presents / Seller & the aforesaid Somnath Nag became the legal, valid & bonafide owner of the *abovementioned* landed property by way of inheritance and the Vendors of this presents / Sellers & the aforesaid Somnath Nag have/had been maintaining their right, title, interest and possession jointly upon the land measuring an area 11 Decimal alongwith two storied pucca residential building in R.S.Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. in the District of Paschim Midnapore with specific boundary continuously,

Drafted by :-


Kausik Sinha

Advocate

Enrollment No - F/1335/95

Dist. Court, Jhargram

Rakhi Bandhan Nag
Shanti Roy alias Shanta Nag
F.L. No. M

peacefully, uninterruptedly and with the knowledge of all and others on payment of taxes, revenues and rents to the state of West Bengal through the B.L. & L.R.O., Jhargram & other authorities.

AND

WHEREAS during the passage of time, the above named Somnath Nag died on 22/03/2019 leaving behind his widow Wife namely Smt. Balaka Nag and only Daughter namely Ishita Nag as of his legal heirs as well as successors and the aforesaid Smt. Balaka Nag & Ishita Nag got the 1/4 th share of the deceased Somnath Nag out of the aforesaid landed property in R.S.Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 within Jhargram P.S. in the District of Paschim Midnapore by way of inheritance in equal shares.

*Rakhi Bandhan Nag
Shanta Roy alias Shanta Nag
Kuhu Manna*

In due course, the landed property measuring an area of 11 Decimal in R.S.Plot No.- 2013 corresponding to L.R.Plot No.-4399 within Mouza- Jangal Khas, J.L. No.- 395 under Jhargram P.S. has been duly mutated in the name of Sri Rakhi Bandhan Nag i.e. the Vendor No.- 1 in L.R. Khatian No.- 11585, in the name of Smt. Shanta Roy i.e. the Vendor No.- 2 in L.R. Khatian No.- 11588, in the name of Smt. Kuhu Manna, i.e. the Vendor No.- 3 in L.R. Khatian No.- 11586, in the name of Smt. Balaka Nag in L.R. Khatian No.- 13536 and in the name of Ishita Nag in L.R. Khatian No.- 13537 according to their shares under the provision of the W.B.L.R.Act.

AND

WHEREAS the landed property, specifically described in the schedule hereunder written is free from all encumbrances, charges, liens, execution, attachments, requisition or acquisition, proceeding, scheme and or any alignment of any authority and or any other local statutory body and all other

Drafted by :-

Kausik Sinha
Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

liability whatsoever and there is/are no other claimant / share holder of the schedule landed property , save & except the Vendors of this presents .

AND

WHEREAS due to urgent need of money, the Vendors of this presents / Sellers offered and declared to sell ALL THAT piece & parcel of the land measuring an area 8.25 Decimal alongwith more or less 30 years old two storied 2700 sq. ft. (more or less) pucca building, situated in R.S. Plot No.- 2013 corresponding to L.R.Plot No.- 4399 within Mouza- Jangal Khas, J.L. No.- 395 within the ambit of Ward No.-13 of Jhargram Municipality under Police Station Jhargram in the District of Paschim Midnapore present District- Jhargram (hereinafter referred to as the said landed property) at or total consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakh) only.

Rakhi Bandhan Nag
Shanti Rajadras Shikha Nag

AND

WHEREAS on being informed the same and being satisfied by inspecting the original deed, R.O.R. & all other documents, the Vendee/ Purchasers of this presents herein have satisfied themselves regarding the free marketable title of the schedule landed property of the Vendors of this presents and the Purchasers of this present herein / Vendee has / have expressed their intention to purchase the land measuring an area of 8.25 Decimal alongwith old two storied 2700 sq. ft. (more or less) pucca building, lying & situated in R.S. Plot No.- 2013 corresponding to L.R.Plot No.- 4399 within Mouza- Jangal Khas, J.L. No.- 395 within the ambit of Ward No.- 13 of Jhargram Municipality under Police Station Jhargram in the District of Paschim Midnapore present District- Jhargram jointly for a total consideration as fixed by the Vendors of this presents both accepted the offer of the Purchaser of this presents/ Vendee herein at or total consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakh) only.

Drafted by :-

Kausik Sinha
Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

NOW THIS INDENTURE WITNESSETH that in pursuance of the Sale Deed and in consideration of the sum of at or total consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakh) only, being the lawful money of the union of India well and truly paid by the said Purchaser of this presents / Vendee to the Vendors of this presents / Sellers/ Land Owners according to their share/s on or before the execution of this presents through cheques & Bank Transfer and that being the full consideration money of the said schedule landed property (the receipt whereof the Vendors of this presents / Sellers doth hereby as also by the receipt and memo of consideration hereunder written). The Vendors of this presents do hereby admit and acknowledge and of and from the same and every part thereof the Vendors of this presents do hereby admit, acquit, release and forever discharge the said Purchasers of this presents as the said schedule landed property hereby transferred, the Vendors of this presents / Sellers do hereby grant, transfer, convey, sell, assure and assign ALL THAT piece and parcel of the land measuring an area of 8.25 Decimal alongwith old two storied 2700 sq. ft. (more or less) pucca building, situated in R.S. Plot No.- 2013 corresponding to L.R.Plot No.- 4399 within Mouza- Jangal Khas, J.L. No.- 395 within the ambit of Ward No.- 13 of Jhargram Municipality under Police Station Jhargram in the District of Paschim Midnapore present District- Jhargram, "as is where as basis", together with exclusive right of use, enjoyment, sell, transfer, dispose off and all casements rights and delineated in the sketch map annexed hereto and depicted by red border lines or however otherwise the said schedule landed property hereditaments now is or are or hereto for was or were situated butted bounded called, known numbered, described or distinguished with all paths, passage, ways, sewage system, drains, and all other formal and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said schedule property/ies belonging or in anywise appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof

Barkhi Burchhan Nay
Shanta Roy alias Shanta Nay

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judge's Court, Jhargram

and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors of this presents / Sellers into and upon the said land and every part thereof and all the deeds, pattahs, writings, evidences of title relating to or concerning the said schedule landed property hereditaments and premises and premises or every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors of this presents or any person or persons from whom the Vendors of this presents may procure the same without any lawful action or suit to have and to hold the said schedule landed property and hereditaments so to be unto the said purchasers absolutely forever free from all encumbrances. The Vendors of this presents do hereby covenant with the said Purchasers of this presents that notwithstanding any act, things, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors of this presents / Sellers / Land Owners now has/ have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said schedule landed property hereby sole or expressed or intended so to be unto and to the use vacant and peaceful possession thereof simultaneously with the execution of this presents and that the Purchasers of this presents shall and may at all times hereafter peaceably and quietly hold, possess and enjoy schedule mentioned property and every part thereof and pay the rents to the Collector, Jhargram District for the State of West Bengal upon getting the name duly mutated in the Office of the B.L. & L.R.O., Jhargram in place of the Vendors of this presents / Sellers / Land Owners and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand etc.

Further that the Vendors of this presents / Sellers / Land Owners or any other person having or lawfully or equitably claiming any estate or interest upon the said schedule landed property or any part thereof under or in trust for the Vendors of this presents or any other person shall and will from time to time or at all times hereafter at the costs and requests of the Purchasers of this

Drafted by :-


Kausik Sinha
 Advocate

Enrollment No - F/1335/95
 Civil Judges' Court, Jhargram

Rakhi Bandhan Nag
Shanta Roy alias Shanta Nag
Kesha Man...

presents do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said Purchaser of this presents as well or may reasonably be required.

That the said landed property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authority or other Government Authorities under the Public Demand Recovery act or any other Acts or case of otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendors of this presents / Sellers / Land Owners or any other person for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

That no action, suit appeal or litigation in respect of the said property or in any way concerning the said landed property or any part thereof has been or is pending or filed at anytime heretofore and that no person has ever claimed any right, title and interest or possession whatsoever in the said landed property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding/s in respect of the same or the Vendors of this presents / Sellers / Land Owners or any other person aware of any such claim/ notice/ suit/ or proceeding and that save & except the Vendors of this presents / Sellers / Land Owners and or no other person can claim any right, title or interest whatsoever in the said landed property or any part thereof as on date hereof.

If any of the representation or covenants made herein before by the Vendors of this presents / Sellers / Land Owners is/ are subsequently found to be false or any fraud is detected hereafter the Vendors of this presents / Sellers / Land Owners shall be liable to compensate the loss, if sustained by the Purchasers of this presents.

Drafted by :-


Kausik Sinha
 Advocate

Enrollment No - F/1335/95

Rakhi Burdhan Nag
 Shanti Ray alias Shanti Nag

That the Vendors of this presents / Sellers / Land Owners shall ever be bound to make good for all the losses attained to the Purchaser of this presents / Vendee and also to repay the consideration money in full or proportionately to the Purchaser / Vendee of this presents together with legal interest there upon till the date of repayment and the Vendors of this presents also agree/s with the Purchaser of this presents to execute any deed, which may be deemed necessary for more assuring the title of this landed property & any part in the long run and the Vendors of this presents bind/s themselves as well as its legal representatives, successors, executors & assignees in the statements and conditions laid down herein.

All the title papers of the landed property such as title deeds, rent receipts, L.R. Khatian/s & other related documents of the landed property and others are handed over to the Vendee/ the Purchaser of this presents.

Be it mentioned herein that the photographs of the Purchaser of this presents, the Vendors of this presents and also the Identifier are affixed on the last page of this Sale Deed and the impression of five fingers of both the hands of the Purchaser of this presents, the Vendors of this presents and also the Identifier are taken on the last pages of this Sale Deed, duly certified by all the parties of this presents.

THE SCHEDULE ABOVE REFERRED TO
(Description Of The Land and Building)

District- Paschim Midnapore, Present District- Jhargram, Sub-Division- Jhargram, Registration Office- Jhargram, Municipality- Jhargram, Ward No.- 13, Holding No.- 83/62, Mouza- Jangal Khas, J.L. No.- 395, R.S. Khatian No.- 273, R.S. Plot No.- 2013 (Two Thousand Thirteen), L.R. Khatian Nos.-11585, 11588 & 11586, L.R. Plot No.-4399 (Four Thousand Three Hundred Ninety Nine) .

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judge's Court Jhargram

Rakhi Bandhan Nag
Shanta Raydas Shanta Nag
Sheela Mann

L.R.Khatian No.	L.R.Plot No.	Land & Building Area (In Decimal)	Classification	Name of the Owner/s Raiyat/s
11585	4399	2.75 Decimal land alongwith undivided 450 sq. ft. building on the 1st floor & 450 sq. ft. building on the 2nd floor.	Vastu	Rakhi Bandhan Nag
11588	4399	2.75 Decimal land Alongwith undivided 450 sq. ft. building on the 1st floor & 450 sq. ft. building on the 2nd floor.	Vastu	Shanta Roy
11586	4399	2.75 Decimal land alongwith undivided 450 sq. ft. building on the 1st floor & 450 sq. ft. building on the 2nd floor.	Vastu	Kuhu Manna

*Rakhi Bandhan Nag
Shanta Roy alias Shanta Nag
Kuhu Manna*

Total Area of Land & Building - 8.25 (Eight Point Two Five) Decimal of Land alongwith 35 (Thirty Five) years old two storied 2700 sq. ft. (more or less) Building thereon.

Butted & Bounded by:-

On the North: 60 Feet Width Govt. Metal Road.

On the South: Rest portion of the vacant land of R.S.Plot No.-2013

On the East: The land of R.S.Plot No.-2014

On the West: The land of R.S.Plot No.-2012

The market value of the schedule landed property is Rs. 88,00,000/-Only.

Drafted by :-

Kausik Sinha

Kausik Sinha

Advocate

Enrollment No - F/1335/95

Dist. Judge's Court, Jharraram

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the Purchaser of this presents the within mentioned sum of Rs. 88,00,000/- (Rupees Eighty Eight Lakh) only being the consideration in full payable under these presents as per memo written herein below:-

Particulars	Rupees
By Cheque to the Vendor No.-1	2,50,000/-
By Cheque to the Vendor No.-2	2,50,000/-
By Cheque to the Vendor No.-3	2,50,000/-
By Bank Transfer to the Vendor No.-1 on 11-04-2022	33,00,000/-
By Bank Transfer to the Vendor No.-2 on 11-04-2022	33,00,000/-
By Bank Transfer to the Vendor No.-3 on 11-04-2022	14,50,000/-
Rs. 88,00,000/- (Rupees Eighty Eight Lakh only)	

IN WITNESSES WHEREOF, We, the Vendors of this presents/Sellers/Land Owners hereto set & subscribed our respective hands on the day, month and year first above written in our free will & consent in presence of witnesses at Jhargram.

Signature of witnesses:


1. Pratiksh Ch. Roy.
Shantate Purnach Roy.
At - Raqheematepura
P.O & Dist. Jhargram

This Deed has been completed in 17 pages and there are two witness.

2. ~~Shanti Shankar Sathu~~
Sh - Savi Sanki Ram Sathu
Nadankihi
Jhargram.

Rakhi Bandhan Nag
Shanta Ray alias Shanta Nag
Keche Mamee.

Drafted & prepared in my office:

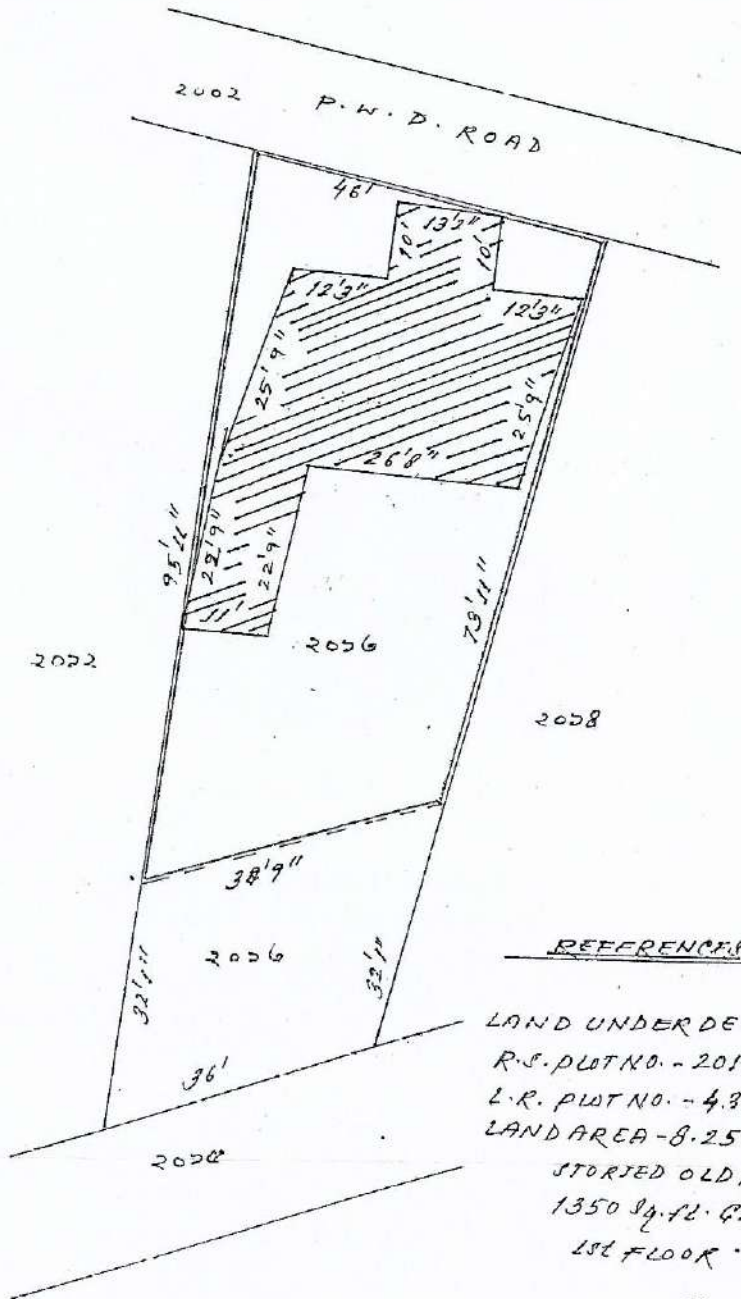
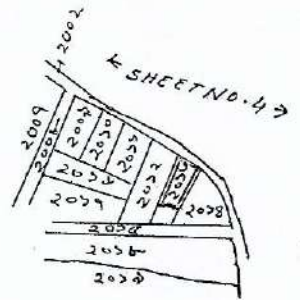

Kausik Sinha.


Kausik Sinha
Advocate

Enrollment No - F/1335/95
Civil Judges' Court, Jhargram

Rakhi Bandhan Nag
Shanta Ray alias Shanta Nag

MOUSA - JANGALKHAS, J.L.NO. - 395
THANA JETLA - JHARGRAM
SCALE - 1/8" = 1 MILE



REFERENCE
LAND UNDER DEED - 
R.S. PLOT NO. - 2013
L.R. PLOT NO. - 4399
LAND AREA - 8.25 DEC INCLUDING TWO
STORIED OLD BUILDING THEREON
1350 Sq. Ft. GROUND FLOOR + 1350 Sq. Ft
1ST FLOOR.

DRAWN BY
R. Shri. 25.03.2022
PRABIR KR. MAHATO
AMIN
JHARGRAM

Rakhi Bandhan Nag
Shantu Roy alias Shantu Nag
Teeku Mama.

PHOTOGRAPHS & FINGERPRINTS OF PARTIES



Rakhi Bandhan Nag

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature... *Rakhi Bandhan Nag*



Shanta Ray alias
Shanta Nag

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature... *Shanta Ray alias Shanta Nag*

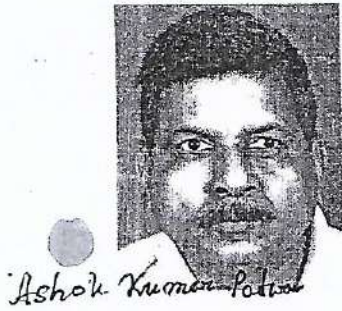


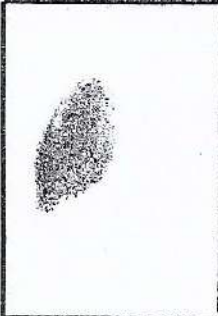









Keeku Manner

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature... *Keeku Manner*

PHOTOGRAPHS & FINGERPRINTS OF PARTIES













Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
				

ARYA ABODE LLP

Signature Ashok Kumar Patwari PARTNER.....



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
				

ARYA ABODE LLP

Signature Niranjan Devi Patwari PARTNER.....

PHOTOGRAPHS & FINGERPRINTS OF PARTIES



Signature

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

ARYA ABODE LLP

Signature *Arindam Patra* PARTNER



Pratish Ch Roy

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature *Pratish Ch Roy*



18

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

GRN Details

GRN: 192022230004736621 **Payment Mode:** Online Payment
GRN Date: 08/04/2022 17:32:32 **Bank/Gateway:** State Bank of India
BRN : CKT3623843 **BRN Date:** 08/04/2022 17:04:40
Payment Status: Successful **Payment Ref. No:** 2001100525/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ARYA ABODE LLP
Address: VILL GHORADHARA PS DIST JHARGRAM-721507
Mobile: 9748075526
EEmail: akp237@hotmail.com
Contact No: 03322318021
Depositor Status: Buyer/Claimants
Query No: 2001100525
Applicant's Name: Mr Kausik Sinha
Identification No: 2001100525/5/2022
Remarks: Sale, Sale Document Payment No 5
Period From (dd/mm/yyyy): 08/04/2022
Period To (dd/mm/yyyy): 08/04/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001100525/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	347000
2	2001100525/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	88000
			Total	435000

IN WORDS: FOUR LAKH THIRTY FIVE THOUSAND ONLY.

①

Major Information of the Deed

Deed No :	I-2205-01360/2022	Date of Registration	11/04/2022
Query No / Year	2205-2001100525/2022	Office where deed is registered	
Query Date	08/04/2022 2:21:21 PM	A.D.S.R. JHARGRAM, District: Jhargram	
Applicant Name, Address & Other Details	Kausik Sinha At- Raghunathpur, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507 Mobile No. : 8972297345, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 88,00,000/-	Rs. 88,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,52,000/- (Article:23)	Rs. 88,000/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Road: State High Way No. 5 / Sadhu Ramchand Sarani, Road Zone : (North Side of KKI School (College More) -- North Side Hati Mandir Bat Tala/ Raj Palace Road) , Mouza: Janglekhas-(395), , Ward No: 13, Holding No:83/62 JI No: 395, Pin Code : 721507






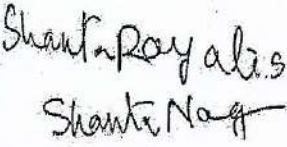



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4399 (RS :-)	LR-11585	Commerical	Vastu	2.75 Dec	23,40,000/-	23,40,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-4399 (RS :-)	LR-11588	Commerical	Vastu	2.75 Dec	23,40,000/-	23,40,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-4399 (RS :-)	LR-11586	Commerical	Vastu	2.75 Dec	23,40,000/-	23,40,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	70,20,000 /-	70,20,000 /-	
	Grand Total :				8.25Dec	70,20,000 /-	70,20,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2700 Sq Ft.	17,80,000/-	17,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1350 Sq FL.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2700 sq ft	17,80,000 /-	17,80,000 /-	

20

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rakhi Bandhan Nag (Presentant) Son of Late Kanai Lal Nag Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office			
	11/04/2022	LTI 11/04/2022	11/04/2022	
Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Shanta Roy, (Alias: Smt Shanta Nag) Wife of Shri Pranabesh Roy Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office			
	11/04/2022	LTI 11/04/2022	11/04/2022	
Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Kuhu Manna Wife of Shri Debjit Manna Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office			
	11/04/2022	LTI 11/04/2022	11/04/2022	

21

Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: byxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022
, Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office



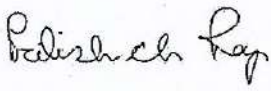
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARYA ABODE LLP Block/Sector: 638/518, Village:- Ghoradhara, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 , PAN No.: abxxxxxx4e,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : N Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Ashok Kumar Patwari Son of Late Ramkishan Patwari At- New Alipore, Block/Sector: 10/S, Flat No: 4A, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP (as Partner)
2	Smt Kiran Devi Patwari Wife of Shri Ashok Kumar Patwari At- New Alipore, Block/Sector: 10/S, Flat No: A, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx3M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP (as Partner)
3	Shri Nishant Patwari Son of Shri Ashok Kumar Patwari A New Alipore, Block/Sector: 10/S, Flat No: 4A, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prithish Chandra Roy Son of Late Purna Chandra Roy Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507			
	11/04/2022	11/04/2022	11/04/2022
Identifier Of Shri Rakhi Bandhan Nag, Smt Shanta Roy, Smt Kuhu Manna, Shri Ashok Kumar Patwari, Smt Kiran Devi Patwari, Shri Nishant Patwari			

22

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rakhi Bandhan Nag	ARYA ABODE LLP-2.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Shanta Roy	ARYA ABODE LLP-2.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Kuhu Manna	ARYA ABODE LLP-2.75 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rakhi Bandhan Nag	ARYA ABODE LLP-900.00000000 Sq Ft
2	Smt Shanta Roy	ARYA ABODE LLP-900.00000000 Sq Ft
3	Smt Kuhu Manna	ARYA ABODE LLP-900.00000000 Sq Ft

Land Details as per Land Record

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Road: State High Way No. 5 / Sadhu Ramchand Sarani, Road Zone : (North Side of KKI School (College More) -- North Side Hati Mandir Bat Tala/ Raj Palace Road) , Mouza: Janglekhas-(395), , Ward No: 13, Holding No:83/62 JI No: 395, Pin Code : 721507

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 4399, LR Khatian No:- 11585	Owner:রাখী বন্ধন নাগ, Gurdian:কানাই লাল নাগ, Address:রঘুনাথপুর , Classification:বাস্ত, Area:0.02800000 Acre,	Shri Rakhi Bandhan Nag
L2	LR Plot No:- 4399, LR Khatian No:- 11588	Owner:শান্ত রায়, Gurdian:প্রনোবেশ , Address:ঢাকুনিয়া কলি-31 , Classification:বাস্ত, Area:0.02700000 Acre,	Smt Shanta Roy
L3	LR Plot No:- 4399, LR Khatian No:- 11586	Owner:কুহ মন্না, Gurdian:দেবজিত্ত , Address:রঘুনাথপুর , Classification:বাস্ত, Area:0.02800000 Acre,	Smt Kuhu Manna

On 08-04-2022

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 88,00,000/-

Haraprasad Biswas

Haraprasad Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JHARGRAM
Jhargram, West Bengal

On 11-04-2022

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 13:40 hrs on 11-04-2022, at the Office of the A.D.S.R. JHARGRAM by Shri Rakhi Bandhan Nag , one of the Executants.

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

Execution is admitted on 11/04/2022 by 1. Shri Rakhi Bandhan Nag, Son of Late Kanai Lal Nag, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 2. Smt Shanta Roy, Alias Smt Shanta Nag, Wife of Shri Pranabesh Roy, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession House wife, 3. Smt Kuhu Manna, Wife of Shri Debjit Manna, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession House wife

Identified by Shri Pritish Chandra Roy, , Son of Late Purna Chandra Roy, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,000/- (A(1) = Rs 88,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 88,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2022 5:35PM with Govt. Ref. No: 192022230004736621 on 08-04-2022, Amount Rs: 88,000/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKT3623843 on 08-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,52,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,47,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 439, Amount: Rs.5,000/-, Date of Purchase: 08/04/2022, Vendor name: Narottam Mahapatra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 08/04/2022 5:35PM with Govt. Ref. No: 192022230004736621 on 08-04-2022, Amount Rs: 3,47,000/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKT3623843 on 08-04-2022, Head of Account 0030-02-103-003-02

Haraprasad Biswas

Haraprasad Biswas

· ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. JHARGRAM

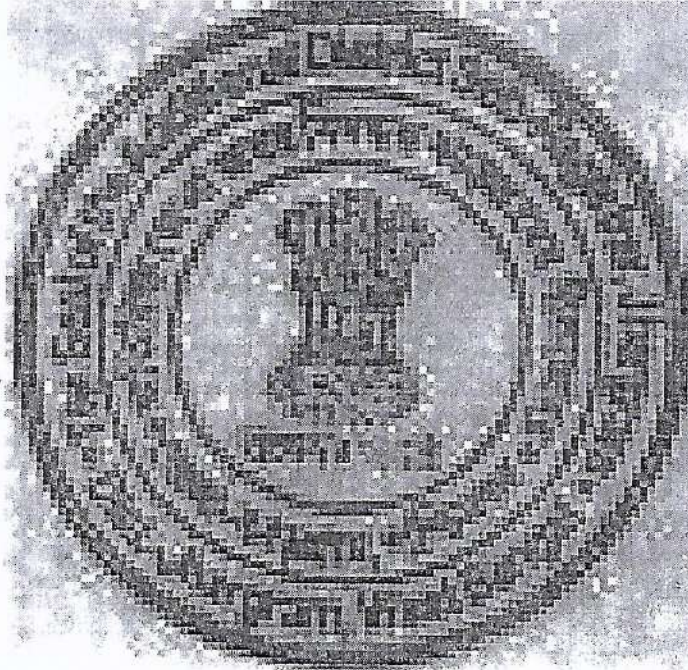
Jhargram, West Bengal

25
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2205-2022, Page from 30076 to 30103

being No 220501360 for the year 2022.



Digitally signed by HARAPRASAD
BISWAS

Date: 2022.04.12 16:36:05 +05:30

Reason: Digital Signing of Deed.

Haraprasad Biswas

(Haraprasad Biswas) 2022/04/12 04:36:05 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. JHARGRAM

West Bengal.

(This document is digitally signed.)