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SL No - 5278/2021

I - 5303/21



29.10.21
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पश्चिम बंगाल WEST BENGAL

202237704/2021

G 697769

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

Addl. District Sub-Registrar
01/11/21

DEED OF SALE

This Deed of Sale made on this the 29th day of October,
2021 (Two thousand twenty one)

BETWEEN

Sri Bhabani Prasad Mukherjee, PAN - AKJPM4513H, son
of Late Ajit Kumar Mukherjee, Brahmin by caste, Hindu by
faith, Nationality Indian, Business by Occupation, resident of
Huchuk Para, Sk. Bechu Lane, Purulia, P.S. Purulia (Town),
P.O. & District Purulia, West Bengal, PIN - 723101,
hereinafter called as **VENDOR**, which expression shall
include his legal heirs, successors, executors, administrators,
legal representatives and assignees of the **ONE PART** ;

AND

Contd.....P/2

23850 19/10/2021

Anshul Kumar Rathi

Purulia Purulia

5000/-



[Signature]
Parashuram Mondal
V. Purulia

Bhabani Prasad Mondal



V.C.T.-I
No-1526

Bhabani Prasad Mondal



V.C.T.-I
No-1527

Anshul Kumar Rathi



V.C.T.-I

No Bhagwati Prasad Rathi
1528



Binita Rathi

V.C.T.-I
No-1529



Puja Rathi

V.C.T.-I
No-1530



Kishan Sharma
S/o G. Hanuman Prasad Sharma
Cairkhaner, Ambanish Pally

2
Additional District
Sub-Registrar
29 OCT 2021
Purulia (W.B.)

1) **Sri Anshul Kumar Rathi**, PAN - AEPPR2606Q, 2) **Sri Bhagwati Prasad Rathi**, PAN - AGYPR8515K, both sons of Late Ramesh Kumar Rathi, 3) **Smt. Binita Rathi**, PAN - AFOPJ9866J, wife of Sri Anshul Kumar Rathi, 4) **Smt. Puja Rathi**, PAN - CLRPS1701G, wife of Sri Bhagwati Prasad Rathi, all by faith Hindu (Indian), by occupation Business etc., residing at Old Manbazar Road, Purulia, P.S. Purulia (Town), P.O. & Dist. - Purulia, West Bengal, PIN - 723101, hereinafter referred to as **VENDEES / PURCHASERS**, which expression shall include their successors, executors, administrators, legal representatives and assignees of the **OTHER PART**.

WHEREAS the landed property in Mouza Raghampur within the Purulia Municipality, Ward No. 21, recorded under R.S. Khatian No. 1147 and 1148 being the portion of R.S. / L.R. Plot No. 3859, measuring an area of 18 Cottahs 8 Chhataks 35 Sq.ft. was acquired by Dr. Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi by a registered Deed of Sale being No. 1565 dated 19-03-1999, registered at D.S.R. Office, Purulia from the rightful owner Deepak Kejriwal & Others and further a portion of R.S. / L.R. Plot No. 3871, recorded under R.S. Khatian No. 1089 & 1149, measuring an area of 4 Cottahs 3 Chhataks was acquired by Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi by a registered Deed of Sale being No. 3742, dated 07-08-2007 / 08-08-2007, registered at A.D.S.R. Officer, Purulia from the rightful owners Pushpa Devi Agarwal & Anand Kedia.

AND

WHEREAS by virtue of above mentioned Deed of Sale being No. 1565 & 3742 said Dr. Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi purchased total 22 Cottahs 11 Chhataks 35 Sq.ft. of land in the portion of R.S. / L.R. Plot No. 3859 & 3871 under Khatian No. 1147, 1148, 1089 & 1149 and said Dr. Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi came in ownership and possession of the same.

Contd.....P/3

Bhabani Prasad
Sinha

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WHEREAS said Dr. Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi, have jointly mutated their names in the office of the Purulia Municipality and after perusing all the documents the aforesaid Dr. Ajoy Kumar Pakrashi & Smt. Sukla Pakrashi have been allotted a Holding Being No. 25/1 under Ward No. 21 of Purulia Municipality.

AND

WHEREAS said Dr. Ajoy Kumar Pakrashi died on 29-12-2016 leaving his wife Smt. Sukla Pakrashi and one son Sri Abhishek Pakrashi as his only heirs. His 1/2th share in the said property measuring 22 Cottahs 11 Chhataks 35 Sq.ft. within R.S. / L.R. Plot Nos. 3859 & 3871 was inherited by his widow said Sukla Pakrashi & his only son Abhishek Pakrashi in equal share and they came in ownership and possession of the same.

AND

WHEREAS after the demise of Dr. Ajoy Kumar Pakrashi, his wife Smt. Sukla Pakrashi and his son Sri Abhishek Pakrashi become owner of 3/4th & 1/4th share of total property i.e. 22 Cottahs, 11 Chhataks and 35 Sq.ft. in R.S. Plot No. 3859 & 3871.

AND

WHEREAS Smt. Sukla Pakrashi and Sri Abhishek Pakrashi got their names recorded in their respective share vide Mutation case No. 131/2018, 134/2018, 132/2018 & 133/2018 under R.S. Khatian No. 1089, 1149, 1147 & 1148, L.R. Khatian No. 1370 & 1369 in R.S. / L.R. Plot No. 3859 & 3871 in the Office of B.L. & L.R.O, Purulia - II.

AND

WHEREAS said Shukla Pakrashi & Abhishek Pakrashi sold their entire property measuring 22 Cottahs 11 Chhataks 35 Sq.ft. within the said R.S./ L.R. Plot Nos. 3859 & 3871, in favour of Present Vendor by a registered Deed of Sale being No. 3662, dated 23-08-2021, registered at A.D.S.R. Office, Purulia hereinafter referred to as Portion - A.

Contd.....P/4

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AND

WHEREAS by virtue of aforesaid Deed of Sale the Present Vendor came in ownership and possession of the same and during last L.R. Operation said property got recorded in the name of Present Vendor under L.R. Khatian No. 4067 within R.S. / L.R. Plot No. 3859 & 3871 in Mouza Raghampur in the office of B.L. & L.R.O., Purulia - II. He also paid upto date Khazana of the said Plots.

AND

WHEREAS One Jakiran Bibi acquired the landed property in Mouza Raghampur within Purulia Municipality being the portion of R.S. Plot No. 3870 measuring 43 decimal, alongwith some other plots vide registered Sale Deed being No. 9131 dated 06-05-1967 and No. 13506 dated 19-06-1969 both of D.S.R., Purulia.

AND

WHEREAS by virtue of the said sale deed, Jakiran Bibi came in ownership and possession of the said R.S. Plot No. 3870 and got recorded her name as rayat under R.S. Khatian No. 287 in the Land Records under the provisions of W.B.E.A. Act.

AND

WHEREAS after the demise of the said Jakiran Bibi, her legal heirs sold the entire area of 43 decimal of the said R.S. Plot No. 3870 to Sk. Fakir Mahammad, Sk. Illiyas, Sk. Jalil and Shibnath Roy in equal share vide Sale Deed Nos. 4298, 2759, 4894, 3124, 3750, 3751, 3770 & 3769 of 1987 & 1988 of Purulia Sub - Registry Office.

AND

WHEREAS the said Sk. Fakir Mahammad, Sk. Illiyas, Sk. Jalil and Shibnath Roy sold some portion out of the said 43 decimal of the said R.S. Plot No. 3870 to different purchasers earlier.

AND

Contd.....P/5

Babani Prasad

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WHEREAS the said Sk. Illiyas, through his legal heirs, and Sibnath Roy got their remaining share i.e. 7 decimal each in the said R.S. Plot No. 3870, recorded in their names under L.R. Khatain No. 581 and 639 respectively in Mouza - Raghampur in the Office of B.L. & L.R.O., Purulia - II.

AND

WHEREAS the said Shibnath Roy and the legal heirs of Sk. Illiyas sold 14 Decimals of land i.e. 7 decimal each within the said R.S. / L.R. Plot No. 3870 in favour of Present Vendor by a registered Deed of Sale being No. 4362, dated 21-09-2021, registered at A.D.S.R. Office, Purulia, and the Present Vendor came in Ownership and possession of the same, hereinafter referred to as Portion - B.

AND

WHEREAS during last L.R. Operation, the said property within R.S. / L.R. Plot No. 3870 got recorded in the name of the Present Vendor under L.R. Khatain No. 4067 in Mouza - Raghampur in the Office of B.L. & L.R.O., Purulia - II and he paid upto Khazana also for the same.

AND

WHEREAS the Vendor has absolute good and marketable title of the said Portion - A and Portion - B with exclusive possession in his purchased property now recorded in his name, more fully described in the schedule annexed hereto free from all encumbrances :

AND

WHEREAS due to urgent need of money the Vendor declares to sell the schedule below property i.e. the entire Portion - A and Portion - B measuring 22 Cottahs, 11 Chhataks and 35 Sq.ft. alongwith boundary wall morefully described in the schedule below and delineated in red ink in the annexed map within R.S. / L.R. Plot No. 3859, 3871 & 3870, L.R. Khatian No. 4067 in Mouza Raghampur, P.O. & Dist. - Purulia.

AND

Contd.....P/6

WHEREAS the Purchasers / Vendees having come to know the intention of the Vendor, approached the Vendor and offered to purchase the said property at a settled price of Rs. 2,30,00,000/- (Rupees two crore thirty lacs) only with the mutual consent of both the parties. Stamp duty and Registration charges have been paid on Rs. 2,48,17,989/-

NOW THIS DEED WITNESSETH AS UNDER :-

1. That in consideration of Rs. 2,30,00,000/- (Rupees two crore thirty lacs) only paid by the Vendees / Purchasers to the Vendor by Cheque / R.T.G.S. / NEFT, the receipt of which the Vendor hereby acknowledges in the Payments Schedule given hereunder, the Vendor/Owner hereby transfer by way of absolute sale all that property measuring 22 Cottahs 11 Chhatak and 35 Sq.ft. alongwith boundary wall shown in the map annexed hereto delineated in Colour Red and fully described in the schedule hereunder **TO HOLD** the same unto the Vendees / Purchasers as absolute owners.
 - a) That the said property shall be quietly entered into and upon held and enjoyed by the Vendees / Purchasers without any interruption or disturbance by the Vendor, his legal heirs or any person claiming through or under them and without any disturbance or interruption ; by any other person whomsoever and the Vendees / Purchasers are at liberty to utilize the same in any manner as the Vendees may think best in their interest and / or may deal or dispose off with the property for whatsoever purpose as it finds necessary for their own interest and benefit.
 - b) That the Vendor at the cost of Vendees / Purchasers or the person acquiring the same shall execute and do every such assurance or things necessary for further or more perfectly assuring of the said property to the Vendee / Purchasers as may reasonably be required.

Contd.....P/7

Prasanna Kumar
Rabani Ghosh

- c) That the Vendor does not hold the property beyond the ceiling prescribed under the law and the title and interest hereby transferred subsists and the Vendor has power to sell the same. The schedule below property is free from all encumbrances and the same has never been vested to the State of West Bengal.
- d) That the property hereby transferred is free from encumbrances, attachments or any liability or obligation.
- e) That in the event of entirety of the property or any part or any share in the said property being lost to the Vendees / Purchasers on account of any claim made thereto by any other person or persons the Vendor will indemnify and keep indemnified the Vendees / Purchasers against such loss together with all costs, charges and expenses etc. which the Vendees / Purchasers may or shall incur to protect their title, interest etc. to the property or to defend the same.
- f) That the Vendor will execute any further deed or assurance that may be necessary in order to perfect the title of the Vendees / Purchasers in respect of the said property or any portion thereof.
- g) That the Vendees / Purchasers shall also be entitled to sell, gift, mortgage and transfer the property hereby conveyed at their own choice.
- h) That the Purchasers shall have full right to possess the schedule below property as per their desire and have full rights over all the civic amenities therein including electric connection, water supply connection etc. and the purchasers shall hereafter peacefully and quietly hold, possess and enjoy the said property by constructing houses, tenements hereditaments, wells, latrines, bathrooms etc. in khas or through tenants or in any manner without any claim or demand whatsoever from the Vendor.

Contd.....P/8

12 Laboni Prasad
Ganguly

- i) That the Vendees / Purchasers shall have the right to mutate the property in their name in the office of B.L. & L.R.O., Purulia - II, Purulia Municipality and other Government records as may be required and shall pay the rent, tax and other cess etc. which will be payable in respect of the property on the basis of this sale deed.
- j) That the Vendor has delivered peaceful possession of the property mentioned in the schedule below to the Purchasers on the day above written.
- k) That the Vendor is completely divested of all his interest in the property and those vest to the Purchasers from this day above written by virtue for this Sale Deed.
- l) That the Vendor declares that he has completely divested and transferred and / or relinquished his entire rights, title and interest in favour of the Purchasers with respect to the said Portion - A and Portion - B in entirety which he had acquired vide sale deed nos. 3662 dated 23-08-2021 and 4362 of 21-09-2021 of A.D.S.R., Purulia notwithstanding anything mentioned to the contrary whatsoever in this Deed or elsewhere. The Vendor shall not be entitled to claim any right whatsoever in respect of the said Plots henceforth.
- m) That if any encumbrance made by the Vendor or any claim by any other person whatsoever, is found in future against the property mentioned in the schedule below, the Vendor will in every aspect co-operate to solve the dispute and / or problem. And the Vendor will pay the entire amount with interest to the Purchasers in case of any dispute in title and possession remains unresolved.

Contd.....P/9

Barbari Basu Mukherjee

- n) That be it noted that the plan attached herewith demarcating the plots of the land with specific boundary in Red Colour will be treated as part and parcel of this Sale Deed.

The Schedule above referred to

District Purulia, P.S. Purulia (Town) and Sub-Registry Office Purulia, Pargana Chharrah, Mouza Raghobpur, J.L. NO. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 25/1 situated at Deshbandhu Road and D.B. Road North Bye Lane, under R.S. Khatian No. **1147, 1148, 1089 & 1149** R.S. /L.R. Khatian No. **4067** R.S./ L.R. Plot No. **3859** Open Bastu area **7257 Sq.ft.** and R.S./ L.R. Plot No. **3871** Open Bastu area **3015 Sq.ft.** and old R.S. / LR Khatian No. 581 & 639, new R.S./L.R. Khatian No. **4067** R.S. / L.R. Plot No. **3870** Open Bastu area **6098 Sq.ft.** i.e. total area **16370 Sq.ft.** or **22 Cottahs, 11 Chhataks and 35 Sq.ft.** alongwith boundary wall, as shown in red ink in the annexed map.

Which is bounded by :

- | | | |
|--------------|---|---|
| On the North | - | Land of S. Mukherjee, 8'-0" wide Road and Land of M. Adhikary |
| On the South | - | Footpath, Drain and Desh Bandhu Road. |
| On the East | - | 14'-0" wide Road & Land of A. P. Mondal. |
| On the West | - | Land of Deepak Kejriwal & Others. |

Contd.....P/10

And Measuring :

On the Northern side : - 86'-6" carved 12'-0" and 88'-0"
East to West

On the Southern side : - 77'-1"
East to west

On the Eastern side : - 34'-0" + 85'-9" carved towards West
North to South + 37'-9" + 1'-3" carved + 67'-1"

On the Western Side : - 82'-5" carved 10'-0" and 85'-8"
North to South

Total Area 22 Cottahs, 11 Chhataks and 35 Sq.ft.

Payment Schedule

<u>Sl. No.</u>	<u>Date</u>	<u>UTR No.</u>	<u>Amount</u>	<u>Payment By</u>
1.	25-10-2021	HDFCR52021102572921549	25,00,000/-	Anshul Kr. Rathi
2.	25-10-2021	UTIBR52021102500359745	25,00,000/-	Bhagwati Prasad Rathi
3.	25-10-2021	UTIBR52021102500360432	25,00,000/-	Binita Rathi
4.	25-10-2021	UTIBR52021102500360150	25,00,000/-	Puja Rathi
5.	29-10-2021	HDFCR52021102974198080	31,92,500/-	Anshul Kr. Rathi
6.	29-10-2021	UTIBR52021102900357426	31,92,500/-	Bhagwati Prasad Rathi
7.	29-10-2021	UTIBR52021102900357372	31,92,500/-	Binita Rathi
8.	29-10-2021	UTIBR52021102900357259	31,92,500/-	Puja Rathi
			2,27,70,000/-	
Tax Deducted at Source			2,30,000/-	
			2,30,00,000/-	

(Rupees two crore and thirty lacs only)

Bhabani Prasad Ghosh

Contd.....P/11

Note : Signature with Photograph and Fingers Print of the Vendor and Vendees are affixed on Page Nos. 12 & 13.

IN WITNESSES WHEREOF the Vendor and Vendees have signed this Sale Deed on the date mentioned above.

SIGNED AND DELIVERED
in the presence of

Signature of the VENDOR

Witness :

1. Kishan Sharma

80-4, Hanumani Pd. Shanti
Crackhanga, Ambabari Pally
Purulia.

2.

Mohar Lal Khailas
8/0 Late Sudhama Khailas
A.K. Sarkar Road
P.O. G.M.T. Purulia,

Bhabani Prasad Mukherjee
(Bhabani Prasad Mukherjee)

Signature of VENDEES

1. (Anshul Kumar Rath) Anshul Kumar Rath

2. (Bhagwati Prasad Rath) Bhagwati Prasad Rath

3. (Binita Rath) Binita Rath

4. (Puja Rath) Puja Rath

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

Sadhan Kumar Das
(Sadhan Kumar Das)
Deed Writer, Purulia
Licence No. 53

Typed by : Goutam Karmakar

Contd.....P/12

Aravind Hushyee
Bhalani

In this page photographs of the Vendor and the Vendees are pasted, signed with their ten fingers impression.

 <i>Aravind Hushyee</i>					
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
					
	Right Hand				
 <i>Bhalani Aravind Hushyee</i>					
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
					
	Right Hand				

Aravind Hushyee
Bhalani Aravind Hushyee

(13)

Braboni Prasad
Mathur

Bragvati Prasad Rath

					
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
					
	Right Hand				

Binita

Rathi

					
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
					
	Right Hand				

					
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
					
	Right Hand				

Bragvati Prasad Rath

Binita Rath

Pujia Rath

SITE PLAN OF MOUZA - RAGHABPUR, J.L. NO- 66, R.S. KHATIAN NO- 1089, 1147, 1148, 1149, L.R. KHATIAN NO- 4067, R.S. PLOT NO- 3871, 3870 & 3859, WITHIN PURULIA MUNICIPALITY WARD NO- 21, HOLDING NO- 25/1, P.S.- PURULIA, DIST.- PURULIA.

TOTAL AREA OF LAND - 22 COTTAH 11 CHK 35 SFT. (APPROX)

AREA SHOWN IN RED

PLOT NO - 3871 - 3015 SFT.

PLOT NO - 3870 - 6098 SFT.

PLOT NO - 3859 - 7257 SFT.



VENDEE

1. SRI. ANSHUL KUMAR RATHI
2. SRI. BHAGWATI PRASAD RATHI
3. SMT. BINITA RATHI
4. SMT. PUJA RATHI

VENDOR

SRI. BHABANI PRASAD MUKHERJEE

Bhabani Prasad Mukherjee

DRAWN BY-

Amitava Mandal
Amitava Mandal,
Planner & Designer
Amdih Pare
M P Lic No - 15061-21/24.

SITE PLAN

SCALE- 33.=1"



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 14022002237704/2021

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	Mr Bhabani Prasad Mukherjee Sekh Bechu Lane, Huchuk Para, Ward No. 5, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Seller			Bhabani Prasad Mukherjee 29/10/21
2	Shri Anshul Kumar Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Buyer			Anshul Kumar Rathi 29/10/2021
3	Shri Bhagwati Prasad Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Buyer			Bhagwati Prasad Rathi 29/10/21

Query No:-14022002237704/2021, 29/10/2021 02:03:48 PM PURULIA (A.D.S.R.)

Page 2 of 3

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Binita Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Buyer			Binita Rathi 29/10/21
5	Smt Puja Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Buyer			Puja Rathi 29/10/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Kishan Sharma Son of Mr Hanuman Prasad Sharma Ambarish Pally, Garikhana Ward No. 18, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Mr Bhabani Prasad Mukherjee			Kishan Sharma 29/10/21

(Ruhul Anon)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 PURULIA
 Purulia, West Bengal



ভারত সরকার

Government of India

ভাঙ্গিকাকুটিং আই ডি / Enrollment No.: 1058/13118/00003

To
ভাবানী প্রসাদ মুখার্জী
Bhabani Prasad Mukherjee
S/O: Ajit Kumar Mukherjee
M. WARD 5
PURULIA
Purulia - I
Purulia
Purulia - I Purulia
West Bengal 723101

07/11/2013
68100605



MN681006055FT



আপনার আধার সংখ্যা / Your Aadhaar No.

8508 7503 6084

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
ভাবানী প্রসাদ মুখার্জী
Bhabani Prasad Mukherjee
পিতা : অজিত কুমার মুখার্জী
Father : Ajit Kumar Mukherjee
জন্মতারিখ / DOB : 05/04/1954
পুরুষ / Male



8508 7503 6084

আধার - সাধারণ মানুষের অধিকার

Bhabani Prasad Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHABANI PRASAD MUKHERJEE
AJIT KUMAR MUKHERJEE
05/04/1954
Permanent Account Number
AKJPM4513H

Signature





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

एक कार्ड खो जाने पर कृपया सूचित करें / लौटावें :-
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Bhabani Prasad Mukherjee



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 1178/47157/06355

To
Anshul Kumar Rathi
S/O Ramesh Kumar Rathi
255
RABINDRA SARANI
Barabazar
Kolkata West Bengal - 700007
9434040404

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

4724 9870 2611

VID : 9185 9116 6823 8921

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Anshul Kumar Rathi
Date of Birth/DOB: 26/11/1981
Male/ MALE

4724 9870 2611

VID : 9185 9116 6823 8921

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O Ramesh Kumar Rathi, 255, RABINDRA
SARANI, Barabazar, Kolkata,
West Bengal - 700007



4724 9870 2611

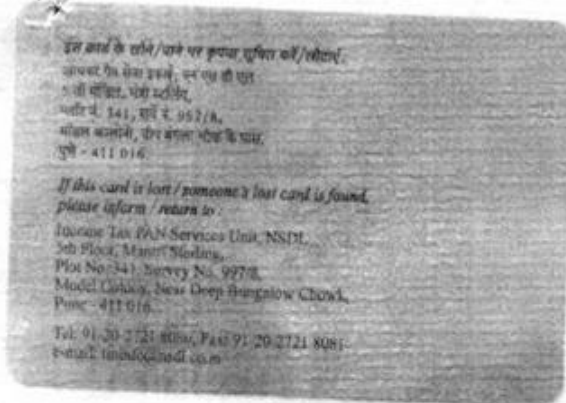
VID : 9185 9116 6823 8921

1047

help@uidai.gov.in

www.uidai.gov.in

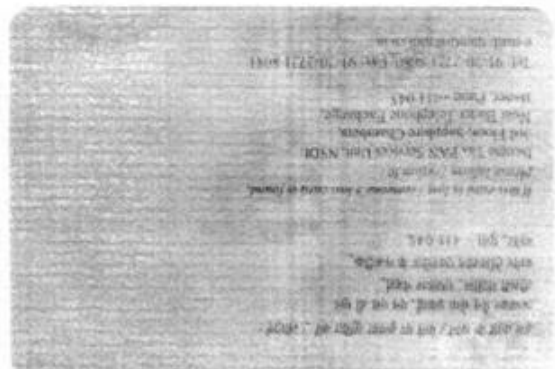
Anshul Kumar Rathi



हस्ताक्षर / Signature



Bhagwati Prasad Rathi





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
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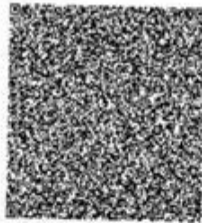
Enrolment No.: 1178/47157/06383

Download Date: 27/10/2021
To
Bhagwati Prasad Rath
S/O Ramesh Kumar Rath
255
RABINDRA SARANI
Barabazar
Kolkata West Bengal - 700007
9434001981

Issue Date: 03/04/2016

Signature valid

Signature valid
Date: 03/04/2016
Time: 12:12:12
IP: 192.168.1.100
UID: 1178/47157/06383



आपका आधार क्रमांक / Your Aadhaar No. :

5531 4314 2396

VID : 9113 1877 8657 1515

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bhagwati Prasad Rath
Date of Birth/DOB: 18/05/1984
Male/ MALE

Download Date: 27/10/2021

Issue Date: 03/04/2016

5531 4314 2396

VID : 9113 1877 8657 1515

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- आधार देश भर में मान्य है।
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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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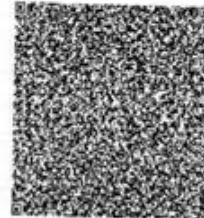


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O Ramesh Kumar Rath, 255, RABINDRA SARANI, Barabazar, Kolkata, West Bengal - 700007



5531 4314 2396

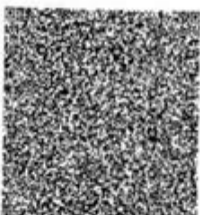
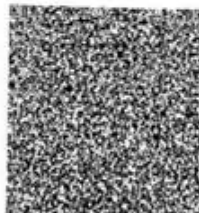
VID : 9113 1877 8657 1515

1947

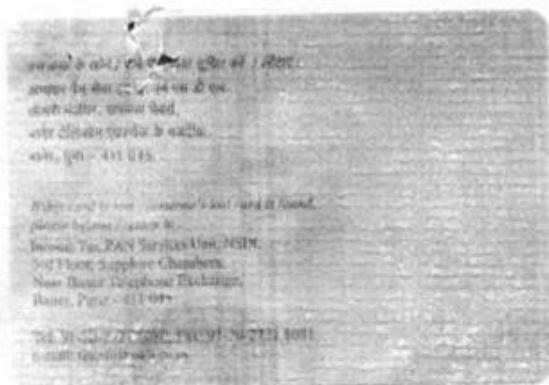
help@uidai.gov.in

www.uidai.gov.in

Bhagwati Prasad Rath

 	 
भारत सरकार Government of India	सूचना
भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India	■ आधार पहचान का प्रमाण है, नागरिकता का नहीं। ■ सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें। ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।
Enrolment No.: 1178/47157/06360	INFORMATION
Download Date: 09/11/2020 To Binita Rathi W/O Anshul Kumar Rathi 255 RABINDRA SARANI Barabazar Barabazar Kolkata West Bengal - 700007 9434015595	■ Aadhaar is a proof of identity, not of citizenship. ■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication. ■ This is electronically generated letter.
Issue Date: 02/04/2016 Signature valid 	■ आधार देश भर में मान्य है। ■ आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है। ■ आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें। ■ आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
आपका आधार क्रमांक / Your Aadhaar No. : 5623 6484 1521 VID : 9184 7200 2948 9585 मेरा आधार, मेरी पहचान	■ Aadhaar is valid throughout the country. ■ Aadhaar helps you avail various Government and non-Government services easily. ■ Keep your mobile number & email ID updated in Aadhaar. ■ Carry Aadhaar in your smart phone – use mAadhaar App.
Download Date: 09/11/2020  Binita Rathi Date of Birth/DOB: 05/12/1983 Female/ FEMALE Issue Date: 02/04/2016 5623 6484 1521 VID : 9184 7200 2948 9585 मेरा आधार, मेरी पहचान	भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India Address: W/O Anshul Kumar Rathi, 255, RABINDRA SARANI, Barabazar, Kolkata, West Bengal - 700007  5623 6484 1521 VID : 9184 7200 2948 9585 1947 help@uidai.gov.in www.uidai.gov.in

Binita Rathi



Binita Rathi



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

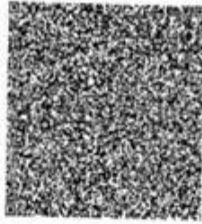
Enrolment No.: 1178/47157/06362

Download Date: 27/10/2021
To
Puja Rathi
W/O Bhagwati Prasad Rathi
255
RABINDRA SARANI
Barabazar
Kolkata West Bengal - 700007
9735123999

Issue Date: 02/04/2016

Signature valid

Signature valid
Authenticity: 98.88
Date: 2021-10-27 11:00:21
ST



आपका आधार क्रमांक / Your Aadhaar No. :

8350 6019 0530

VID : 9109 6354 8813 0585

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Puja Rathi
Date of Birth/DOB: 20/12/1985
Female/ FEMALE

Issue Date: 02/04/2016

8350 6019 0530

VID : 9109 6354 8813 0585

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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Address:
W/O Bhagwati Prasad Rathi, 255,
RABINDRA SARANI, Barabazar, Kolkata,
West Bengal - 700007



8350 6019 0530

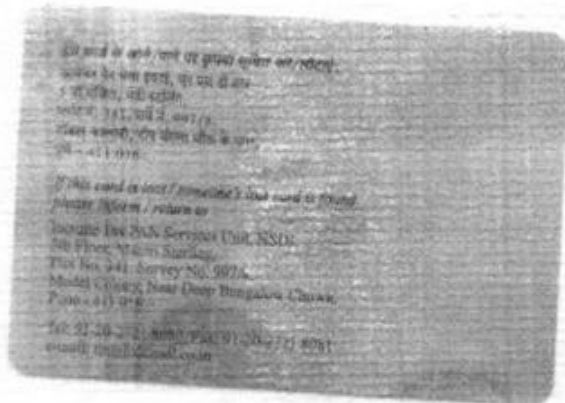
VID : 9109 6354 8813 0585

1947

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Puja Rathi



Puja Rath

 ভারত সরকার Government of India কিশান শর্মা Kishan Sharma পিতা : হনুমান প্রসাদ শর্মা Father : Hanuman Prasad Sharma জন্মতারিখ / DOB: 08/02/1984 পুং / Male 7359 1831 4859 আধার - সাধারণ মানুষের অধিকার	 ভারতীয় বৈদ্যুতিক পরিচয়-প্রাধিকারণ Unique Identification Authority of India ঠিকানা: / Address: S/O: Hanuman Prasad Sharma, AMBARISH PALLY, PURULIA MUNICIPALITY WARD 18, GARIKHANA, Purulia - I, Purulia, Puruliya, West Bengal, 723101 7359 1831 4859 1847 1800 300 1847 help@uidai.gov.in www.uidai.gov.in
--	---

Kishan Sharma

Major Information of the Deed

Deed No :	I-1402-05303/2021	Date of Registration	30/10/2021
Query No / Year	1402-2002237704/2021	Office where deed is registered	
Query Date	28/10/2021 1:13:23 PM	1402-2002237704/2021	
Applicant Name, Address & Other Details	Sadhan Kumar Das Baishnab Para Purulia,Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9434161666, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Sale [Rs : 2,50,000/-]	
Set Forth value		Market Value	
Rs. 2,30,00,000/-		Rs. 2,48,17,989/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 12,48,410/- (Article:23)		Rs. 2,50,687/- (Article:A(1), E, A(1))	
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: Deshbandhu Road, Mouza: Raghabpur, , Ward No: 21, Holding No:25/1 JI No: 66, Pin Code : 723101

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-3859	RS-4067	Bastu	Bastu	7257 Sq Ft	1,10,00,000/-	1,13,53,206/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-3870	RS-4067	Bastu	Bastu	6098 Sq Ft	80,00,000/-	90,10,013/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	RS-3871	RS-4067	Bastu	Bastu	3015 Sq Ft	40,00,000/-	44,54,770/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			37.5146Dec	230,00,000 /-	248,17,989 /-	
	Grand Total :				37.5146Dec	230,00,000 /-	248,17,989 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature	
1	Mr Bhabani Prasad Mukherjee (Presentant) Son of Late Ajit Kumar Mukherjee Sekh Bechu Lane, Huchuk Para, Ward No. 5, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3H, Aadhaar No: 85xxxxxxxx6084, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence	

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature	
1	Shri Anshul Kumar Rathi Son of Late Ramesh Kumar Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6Q, Aadhaar No: 47xxxxxxxx2611, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence	
2	Shri Bhagwati Prasad Rathi Son of Late Ramesh Kumar Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx5K, Aadhaar No: 55xxxxxxxx2396, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence	
3	Smt Binita Rathi Wife of Shri Anshul Kumar Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6J, Aadhaar No: 56xxxxxxxx1521, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence	
4	Smt Puja Rathi Wife of Shri Bhagwati Prasad Rathi Old Manbazar Road, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx1G, Aadhaar No: 83xxxxxxxx0530, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence	

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Kishan Sharma Son of Late Hanuman Prasad Sharma Ambarish Pally, Garikhana Ward No. 18, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Mr Bhabani Prasad Mukherjee, Shri Anshul Kumar Rathi, Shri Bhagwati Prasad Rathi, Smt Binita Rathi, Smt Puja Rathi			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhabani Prasad Mukherjee	Shri Anshul Kumar Rathi-4.15766 Dec, Shri Bhagwati Prasad Rathi-4.15766 Dec, Smt Binita Rathi-4.15766 Dec, Smt Puja Rathi-4.15766 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhabani Prasad Mukherjee	Shri Anshul Kumar Rathi-3.49365 Dec, Shri Bhagwati Prasad Rathi-3.49365 Dec, Smt Binita Rathi-3.49365 Dec, Smt Puja Rathi-3.49365 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhabani Prasad Mukherjee	Shri Anshul Kumar Rathi-1.72735 Dec, Shri Bhagwati Prasad Rathi-1.72735 Dec, Smt Binita Rathi-1.72735 Dec, Smt Puja Rathi-1.72735 Dec

On 28-10-2021

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 2,48,17,989/-



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

On 29-10-2021

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

Presented for registration at 17:40 hrs on 29-10-2021, at the Private residence by Mr Bhabani Prasad Mukherjee ,Executant.

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

Execution is admitted on 29/10/2021 by 1. Mr Bhabani Prasad Mukherjee, Son of Late Ajit Kumar Mukherjee, Sekh Bechu Lane, Huchuk Para, Ward No. 5, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Shri Anshul Kumar Rathi, Son of Late Ramesh Kumar Rathi, Old Manbazar Road, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Shri Bhagwati Prasad Rathi, Son of Late Ramesh Kumar Rathi, Old Manbazar Road, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 4. Smt Binita Rathi, Wife of Shri Anshul Kumar Rathi, Old Manbazar Road, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Smt Puja Rathi, Wife of Shri Bhagwati Prasad Rathi, Old Manbazar Road, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Shri Kishan Sharma, , , Son of Late Hanuman Prasad Sharma, Ambarish Pally, Garikhana Ward No. 18, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Private Service



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

On 30-10-2021

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 2,50,687/- (A(1) = Rs 2,50,680/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,50,687/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 12:43PM with Govt. Ref. No: 192021220103704428 on 29-10-2021, Amount Rs: 2,50,687/-, Bank: SBI EPay (SBLEPay), Ref. No. 4048989324635 on 29-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,48,410/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 12,43,410/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 23850, Amount: Rs.5,000/-, Date of Purchase: 19/10/2021, Vendor name: Pranab Kr Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 12:43PM with Govt. Ref. No: 192021220103704428 on 29-10-2021, Amount Rs: 12,43,410/-, Bank: SBI EPay (SBlePay), Ref. No. 4048989324635 on 29-10-2021, Head of Account 0030-02-103-003-02



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2021, Page from 103366 to 103399

being No 140205303 for the year 2021.



**(Ruhul Amin) 2021/10/30 05:01:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.**

(This document is digitally signed.)