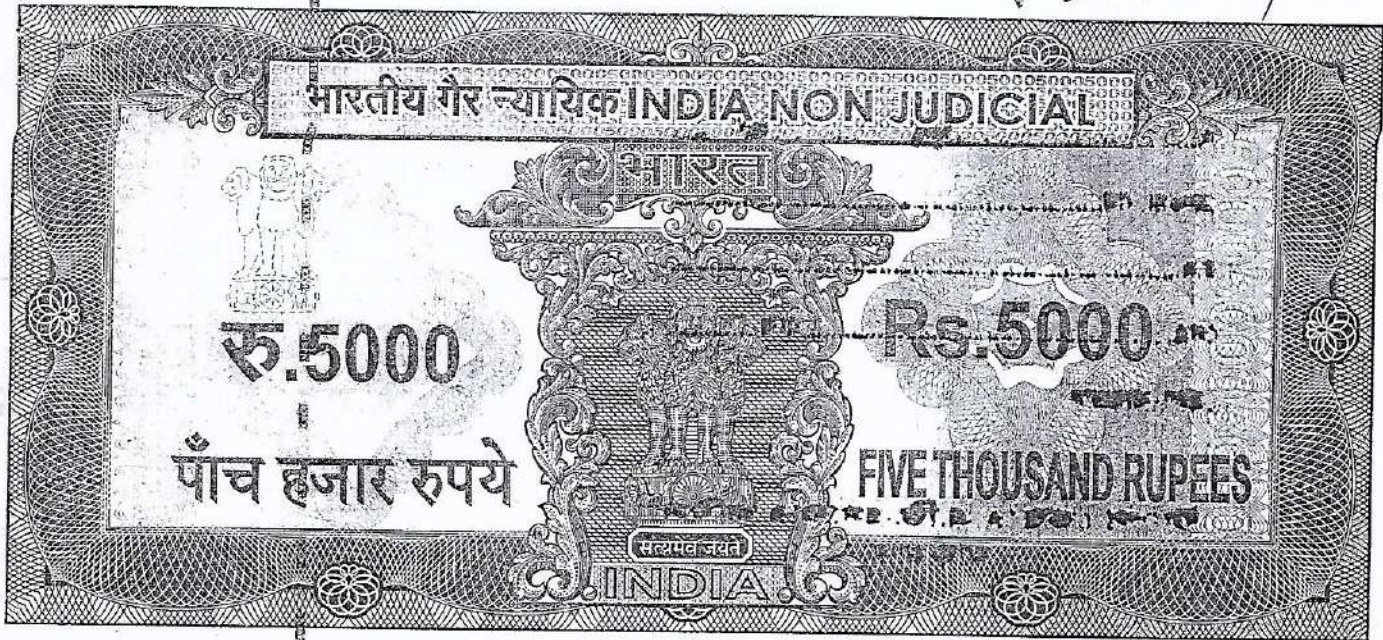


1254/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 711154 H 711154

NO. - 22052001096256/2022

11.4.22

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

I. SMT. BALAKA NAG (PAN-AYYPN7587M) Wife of Late Somnath Nag, Daughter of Late Sukumar Ghosh, by Faith- Hindu, by Occupation- House Wife, by Nationality- Indian Previously Residing At- Raghunathpur, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN- 721507, Presently Resident of House No.- B-8/2, Kalyani , P.O.- Kalyani , P.S.- Kalyani , District- Nadia, PIN- 741235.

Balaka Nag
Gshita Nag.

Drafted by :-


Kausik Sinha
Advocate
Enrollment No - F/1335/05
Civil Judges' Court, Jhargram

Cont... p/2

2. ISHITA NAG (PAN-AXVPN0899E) Daughter of Late Somnath Nag, by Faith- Hindu, by Occupation- Service, by Nationality- Indian Previously Residing At- Raghunathpur, Jhargram, Post Office- Jhargram, Police Station- Jhargram, District- Paschim Medinipur, Present District- Jhargram, PIN- 721507, Presently Resident of House No.- B-8/2, Kalyani , P.O.- Kalyani , P.S.- Kalyani , District- Nadia, PIN- 741235.

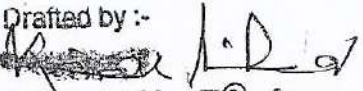
----Hereinafter called and referred as the VENDORS / SELLERS (which expression or term shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof be deemed to include his/her/their legal heirs, successors, executors, administrators, legal representatives and assignees)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

Drafted by :-


Kausik Sinha

Advocate

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

Balaka Nag

Ishita Nag

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 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

Drafted by :-


Kausik Sinha
 Advocate
 Enrollment No - F/1335/95

Balaker Nag.

Ishtita Nag.

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 Vendors 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. 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

Drafted by :-


Kausik Sinha

Advocate

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

Balaka Nag
Ishita Nag.


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 aforesaid Rakhi Bandhan Nag & Somnath Nag and Smt. Shanta Roy alias Shanta Nag & Smt. Kuhu Manna became the legal, valid & bonafide owner of the abovementioned landed property by way of inheritance and the aforesaid Rakhi Bandhan Nag, Somnath Nag, Smt. Shanta Roy alias Shanta Nag & Smt. Kuhu Manna 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, 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 Vendors of this presents i.e. Smt. Balaka Nag & Ishita Nag got the 1/4 th share of the deceased Somnath Nag out of the aforesaid landed property in

Drafted by :-


Kausik Sinha
Advocate

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

Balaka Nag

Ishita Nag

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.

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 in L.R. Khatian No.- 11585, in the name of Smt. Shanta Roy in L.R. Khatian No.- 11588, in the name of Smt. Kuhu Manna in L.R. Khatian No.- 11586, in the name of Smt. Balaka Nag i.e. the Vendor No.- 1 in L.R. Khatian No.- 13536 and in the name of Ishita Nag i.e. the Vendor No.- 2 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 liability whatsoever and there is/are no other claimant / share holder of the schedule landed property, save & except the Vendors of this presents / Seller/ Land Owners.

AND

WHEREAS due to urgent need of money, the Vendors of this presents / Sellers/ Land Owners offered and declared to sell ALL THAT piece & parcel of the land measuring an area 2.75 Decimal, 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

Drafted by :-


Kausik Sinha
Advocate

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

Balaka Nag

Ishita Nag.

(hereinafter referred to as the said landed property) at or total consideration of Rs. 17,00,000/- (Rupees Seventeen Lakh) only.

AND

WHEREAS on being informed the same and being satisfied by inspecting the original deed, R.O.R. & all other documents, the Purchaser of this presents / Vendee herein has/ have satisfied themselves regarding the free marketable title of the schedule landed property of the Vendors of this presents/ Sellers/ Land Owners and the Purchasers of this present / Vendee herein has/ have expressed their intention to purchase the vacant land measuring an area of 2.75 Decimal, 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 / Sellers both accepted the offer of the Purchasers / Vendee of this presents herein at or total consideration of Rs. 17,00,000/- (Rupees Seventeen Lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Sale Deed and in consideration of the sum of at or total consideration of Rs. 17,00,000/- (Rupees Seventeen Lakh) only, being the lawful money of the union of India well and truly paid by the said Purchasers 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 Cheque & Bank Transfer and that being the full consideration money of the said schedule landed property (the receipt whereof the Vendors of this presents / Sellers / Land Owners doth hereby as also by the receipt and memo of consideration hereunder written). The Vendors of this presents / Sellers / Land Owners do hereby admit and acknowledge and of and from the same and every part thereof the Vendors of this presents / Sellers/ Land Owners do hereby admit, acquit, release and forever

Drafted by :-


Kausik Sinha
Advocate

Enrollment No - F/1335/95

City: Cuttack, State: Orissa

Balaka Nag

Sushita Nag

discharge the said Purchaser of this presents/ Vendee as the said schedule landed property hereby transferred, the Vendors of this presents/ Sellers/ Land Owners do hereby grant, transfer, convey, sell, assure and assign ALL THAT piece and parcel of the land measuring an area of 2.75 Decimal, 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 easements 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 and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors of this presents 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 / Sellers/ Land Owners 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/ Sellers/ Land Owners do hereby covenant with the said Purchaser 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

Balaka Nag

Bhita Nag.

Drafted by :-


Kausik Sinha

Advocate

Enrollment No - F/1335/95

Civil Judges' Court, Jhargram

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 and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand etc.

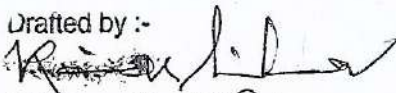
Balaka Nag

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 / Sellers / Land Owners 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 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 / Vendee as well or may reasonably be required.

Jshita Nag.

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.

Drafted by :-


Kausik Sinha
 Advocate

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

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 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 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 Purchaser of this presents / Vendee.

That the Vendors of this presents / Sellers/ Land Owners shall ever be bound to make good for all the losses attained to the Purchasers of this presents 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 / Vendee 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 Purchaser of this presents/ Vendee.

Drafted by :-


Kausik Sinha
 Advocate

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

Balaka Nayak

Ishtita Nayak

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)

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.- 13536 & 13537, L.R. Plot No.-4399 (Four Thousand Three Hundred Ninety Nine) .

L.R.Khatian No.	L.R.Plot No.	Land Area (In Decimal)	Classification	Name of the Owner/s Raiyat/s
13536	4399	1.375 Decimal	Vastu	Balaka Nag
13537	4399	1.375 Decimal	Vastu	Ishita Nag

Total Area: 2.75 (Two Point Seven Five) Decimal of Vacant Land.

Butted & Bounded by:-

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

On the South : 30 Feet Width Govt. Metal Road,

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.20,41,874/-Only.

Drafted by :-


Kausik Sinha
Advocate

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

Balaka Nag

Ishita Nag

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the Purchaser of this presents the within mentioned sum of Rs. 17,00,000/- (Rupees Seventeen 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 Bank Transfer to the Vendor No.-1 on 11-04-2022	7,50,000/-
By Bank Transfer to the Vendor No.-2 on 11-04-2022	7,00,000/-
	Rs. 17,00,000/- (Rupees Seventeen 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.

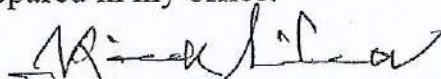
Signature of witnesses:

1. Pratiksh Ch. Roy
5/0-1st Floor, Pratiksh Roy
At Raheemnagar
P.O. Desh Jhargram
2. Mani Shankar Sarker
S/O. Sri Sankar Sarker
Nadankhali
Jhargram

This Deed has been completed in 15 pages and there are two witness.

Balaka Nag
Shita Nag.

Drafted & prepared in my office:

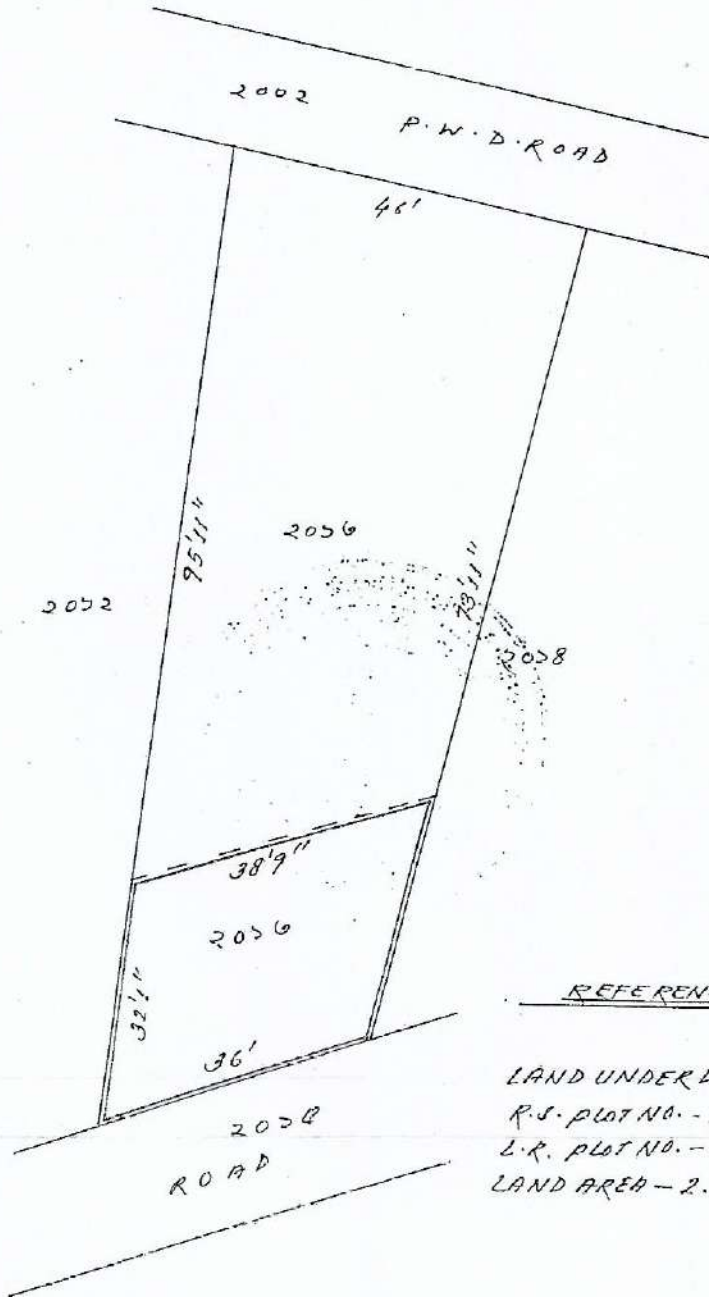
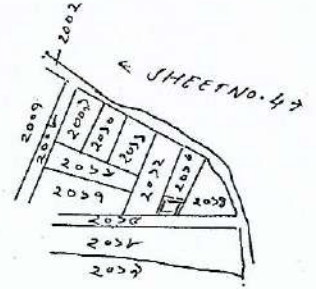

Kausik Sinha.

Kausik Sinha
Advocate


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

Balaka Nag
Shita Nag.

MOURA - JANGALKHAS, P.L. NO. - 395
THANA JEJELA - JHARGRAM
SCALE - 16" = 1 MILE



REFERENCES

- LAND UNDER DEED - 
- P.S. PLOT NO. - 2013
- L.R. PLOT NO. - 4399
- LAND AREA - 2.75 ACR

DRAWN BY

Prabir 25.03.2022
**PRABIR KR. MAHATO
AMIN
JHARGRAM**

Balaka Maurya

Jshitan Nag.

PHOTOGRAPHS & FINGERPRINTS OF PARTIES



Balaka Nag

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature.....Balaka Nag.....



Ishita Nag

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature.....Ishita Nag.....



Ashok Kumar Patra

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

ARYA ABODE LLP

Signature.....Ashok Kumar Patra.....

PARTNER

PHOTOGRAPHS & FINGERPRINTS OF PARTIES



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

ARYA ABODE LLP

Signature Prasanna Kumar PARTNER



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

ARYA ABODE LLP

Signature Ajay Kumar PARTNER



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature Pratish Ch. Ray



1254/2022

16

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

GRN Details

GRN: 192022230004743791 Payment Mode: Online Payment
GRN Date: 08/04/2022 17:42:39 Bank/Gateway: State Bank of India
BRN : CKT3625012 BRN Date: 08/04/2022 17:04:11
Payment Status: Successful Payment Ref. No: 2001096256/7/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ARYA ABODE LLP
Address: VILL GHORADHARA PS DIST JHARGRAM-721507
Mobile: 9748075526
EMail: akp237@hotmail.com
Contact No: 03322318021
Depositor Status: Buyer/Claimants
Query No: 2001096256
Applicant's Name: Mr Kausik Sinha
Identification No: 2001096256/7/2022
Remarks: Sale, Sale Document Payment No 7
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	2001096256/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	76675
2	2001096256/7/2022	Property Registration-Registration Fees	0030-03-104-001-16	20419
			Total	97094

IN WORDS: NINETY SEVEN THOUSAND NINETY FOUR ONLY.

5

Major Information of the Deed



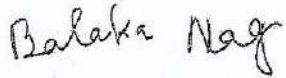


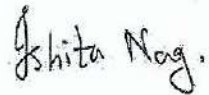
Deed No :	I-2205-01367/2022	Date of Registration	11/04/2022
Query No / Year	2205-2001096256/2022	Office where deed is registered	
Query Date	08/04/2022 11:09:30 AM	A.D.S.R. JHARGRAM, District: Jhargram	
Applicant Name, Address & Other Details	Kausik Sinha At- Raghunathpur, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 72150 Mobile No. : 8972297345, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 20,41,874/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,675/- (Article:23)	Rs. 20,419/- (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 Sarar
Road Zone : (North Side of KKI School (College More) -- North Side Hati Mandir Bat Tala/ Raj Palace Road) ,
Mouza: Janglekhas-(395), , Ward No: 13 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-13536	Commerical	Vastu	1.375 Dec	10,00,000/-	10,20,937/-	Width of Approach Road: 30 Ft., Adjacent to Meta Road,
L2	LR-4399 (RS :-)	LR-13537	Commerical	Vastu	1.375 Dec	7,00,000/-	10,20,937/-	Width of Approach Road: 30 Ft., Adjacent to Meta Road,
		TOTAL :			2.75Dec	17,00,000 /-	20,41,874 /-	
	Grand Total :				2.75Dec	17,00,000 /-	20,41,874 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Balaka Nag (Presentant) Wife of Late Somnath Nag Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	11/04/2022	LTI 11/04/2022	11/04/2022	
Block/Sector: B8/2, Flat No: B7, Village:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: ayxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
2	Name Smt Ishita Nag Daughter of Late Somnath Nag Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	11/04/2022	LTI 11/04/2022	11/04/2022	
Block/Sector: B 8/2, Village:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx9E,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 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: A4, City:- , P.O:- New Aliporwe, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: M By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP			

2	Smt Kiran Devi Patwari Wife of Shri Ashok Kumar Patwari At- New Alipore, Block/Sector: 10/S, Flat No: A4, City:- , P.O:- New Aliporwe, 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 Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP (as Partner)
3	Shri Nishant Patwari Son of Shri Ashok Kumar Patwari At- New Alipore, Block/Sector: 10/S, Flat No: A4, City:- , P.O:- New Aliporwe, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA ABODE LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pritish 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 Smt Balaka Nag, Smt Ishita Nag, , ,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Balaka Nag	ARYA ABODE LLP-1.375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Ishita Nag	ARYA ABODE LLP-1.375 Dec

Land Details as per Land Record

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Road: State High Way No. 5 / Sadhu Ramchand Saran Road Zone : (North Side of KKI School (College More) – North Side Hati Mandir Bat Tala/ Raj Palace Road) , Mou Janglekhas-(395), , Ward No: 13 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:- 13536	Owner:बलाका नाग, Gurdian:सोमनाथ , Address:कल्याणी Classification:बास्त, Area:0.01350000 Acre,	Smt Balaka Nag
L2	LR Plot No:- 4399, LR Khatian No:- 13537	Owner:इशिता नाग, Gurdian:सोमनाथ , Address:कल्याणी Classification:बास्त, Area:0.01350000 Acre,	Smt Ishita Nag

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 20,41,874/-

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 : 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 Smt Balaka 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. Smt Balaka Nag, Wife of Late Somnath Nag, Sector: B8/2, Flat No: B7, F Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession House wife, Smt Ishita Nag, Daughter of Late Somnath Nag, Sector: B 8/2, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL India, PIN - 741235, by caste Hindu, by Profession Service

Indetified 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 20,419/- (A(1) = Rs 20,419/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,419/-
 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 08/04/2022 5:47PM with Govt. Ref. No: 192022230004743791 on 08-04-2022, Amount Rs: 20,419/-, B State Bank of India (SBIN0000001), Ref. No. CKT3625012 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. 81,675/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 76,675/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 438, Amount: Rs.5,000/-, Date of Purchase: 08/04/2022, Vendor name: Naror Mahapatra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 08/04/2022 5:47PM with Govt. Ref. No: 192022230004743791 on 08-04-2022, Amount Rs: 76,675/-, B State Bank of India (SBIN0000001), Ref. No. CKT3625012 on 08-04-2022, Head of Account 0030-02-103-003-02

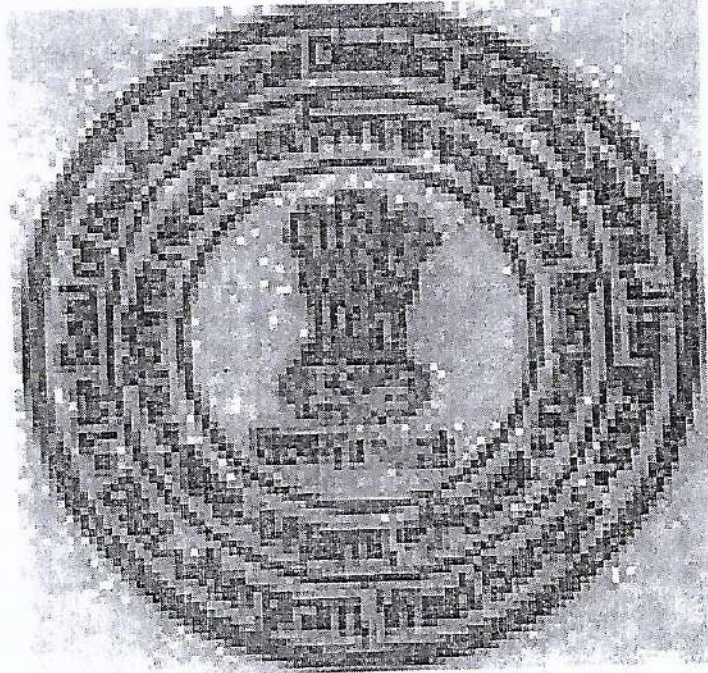
Haraprasad Biswas

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

21
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2205-2022, Page from 30237 to 30262
being No 220501367 for the year 2022.



Haraprasad Biswas

Digitally signed by HARAPRASAD
BISWAS
Date: 2022.04.12 17:01:12 +05:30
Reason: Digital Signing of Deed.

(Haraprasad Biswas) 2022/04/12 05:01:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JHARGRAM
West Bengal.

(This document is digitally signed.)