

1857/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Certified that the Document is admitted to
Registration. The Stamp and the
endorsement sheets attached to this document
are the part of this Document.



AR 026412

Additional Registrar
of Assurances-I, Kolkata

01 MAR 2024

THIS DEED OF CONVEYANCE made on this 28th day of February
Two Thousand Twenty Four

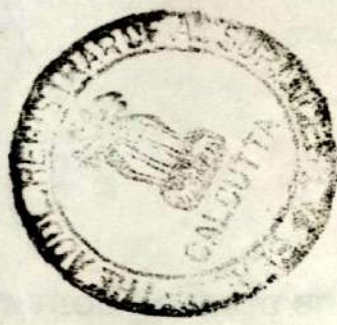
Visit Case No. 264 of 28/2
J(1) - 250
J(2) - 100
Total -
Realised On 1/3/24

208226

AWANI KUMAR ROY
Advocate
10, K. S. Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME.....
ADD.....
Re.....
16 DEC 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

16 DEC 2023
16 DEC 2023



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 FEB 2024

BETWEEN

MR. MALAY MANDAL (PAN- **ADPPM0696L**), son of Late Sailendra Nath Mandal, by Faith -Hindu, by occupation-Service, residing at 8A, Krishna Ram Bose Street, 10, Shyam Pukur, Kolkata - 700004, represented by his Constituted Attorney **MR. BHASKAR MANDAL** (PAN : **ALJPM3479K**), son of Late Sailendra Nath Mandal, by faith - Hindu, by occupation - Service, residing at 299, Bipin Ganguly Road, P.O. Ghughudanga, P.S. - Nager Bazar, Kolkata - 700 030, hereinafter called as the **VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

(1) **NATURAL AWAS PRIVATE LIMITED** (PAN : AADCN7193F and CIN U45400WB2011PTC166750), a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at 9A Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata-700071, (2) **SUDHAPATI PROJECTS PRIVATE LIMITED** (PAN : AAUCS1104Q and CIN 45400WB2013 PTC198322), a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at 9A Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata-700071, (3) **AARTI HIGHRISE PRIVATE LIMITED** (PAN : AAICA9681Q) (CIN NO. U45200WB2010PTC154405), a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at 9A Lord Sinha

Road, P.S. Shakespeare Sarani, Kolkata-700071 **AND (4) DARUJA ENCLAVE PRIVATE LIMITED** (PAN : AAECD9162B & CIN U45400WB 2013PTC198319) an existing company within the meaning the Companies Act, 2013 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071 and duly represented by its Authorized Signatory **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata-700071 hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless repugnant to the subject or context be deemed to mean and include its respective successor or successors in interest and assigns) of the **OTHER PART**.

WHEREAS :

- A. One Atul Chandra Mondal since deceased in or about the year 1963 and his first wife predeceased him long ago purchased 0.17 decimal of Danga land being half share in Mouza - Teghoria, Police Station - Rajarhat in the District of 24 Parganas North, hereinafter referred to as the said land by a Deed of Conveyance registered in Book No. I, Volume No. 8, Pages 14-15, being no. 584 of 1932 of the Sub-Registry Office Dum Dum and whereas the same land was recorded in revisional Settlement in the name of Atul Chandra Mondal in 8 annas share under Khatian No. 98, Dag No. 164, Touzi No. 191, J.L. No. 9.
- B. The said Atul Chandra Mondal died intestate leaving behind his five sons namely Dhirendra Nath Mondal, Kishna Chandra Mondal, Kartick Chandra Mondal, Sachindra Nath Mondal and Montu Chandra Mondal and two daughters namely Panchubala

Mondal and Diplai Bala Mondal and only wife Suboda Mondal became the Owners of the aforesaid land by virtue of inheritance.

- C. While residing and possessing the said land all the legal heirs of Atul Chandra have recorded their names in the current provisional settlement in the said Dag No. 164 under their separate Khatian Nos. Kri-197, Kri-285, Kri-111, Kri-96, Kri-409, Kri-322, Kri-180 and Kri-508 with proportionate lands mentioned and against such each of them.
- D. By a Deed of Conveyance dated 11/05/1988 made by and between Dhirendra Nath Mondal and 7 Others therein collectively referred to as the Vendors of the First Part and Sabita Das therein referred to as the Purchaser of the Second Part registered at the Office of the Additional District Sub-Registration – Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 75, Pages 251 to 260 being No. 3691 of 1988 in respect of All That 2 Cottahs 2 Chittacks out of said 0.17 decimals of land in Scheme Plot No. B, comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Touzi No. 191, J.L. No. 9, in Mouza – Teghoria, P.S. Rajarhat, District – North 24 Parganas.
- E. By a Deed of Conveyance dated 23/06/1993 made by and between Sabita Das therein referred to as the Vendor of the First Part and Malay Mandal therein referred to as the Purchaser of the Second Part registered at the Office of the Additional District Sub-Registration – Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 105, Pages 387 to 396,

being No. 4872 of 1993 in respect of All That Scheme Plot No. B measuring 2 Cottahs 2 Chittacks of land with tile shed structure in Mouza – Teghoria, R.S. Dag No. 164. R.S. Khatian No. 98, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Police Station – Rajarhat present P.S. Baguiati, A.D.S.R. Office Bidhannagar Salt Lake City in the District – North 24 Parganas part of present Kri – Khatian No. 197, 265, 111, 96, 409, 322, 180, 508.

F. By a Power of Attorney dated 14th September, 2002 made by and between Malay Mandal, therein referred to as the Principal and Bhaskar Mandal, therein referred to as the Attorney and registered in the Office of the Additional Registrar of Assurance III, Kolkata, in Book No. IV, Being No. 3334 for the year, 2002.

G. The Vendor/Owner desire to sale the aforesaid land admeasuring 2 Cottahs 2 Chittacks more or less morefully and particularly described in the SCHEDULE hereunder written (hereinafter referred to as the "Said Property") which the purchasers herein agrees to purchase.

H. **THE VENDOR/OWNER DO AND EACH ONE OF THEM DOTH REPRESENTED TO THE PURCHASERS AS FOLLOWS:**

(a) That the Vendor herein is the absolute lawful Owner of the said property and appurtenant thereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases,

tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever.

b) That the Vendor herein has a clear marketable title in respect of the said property and appurtenant thereto and are in khas possession of the lands without any claim or demand, interruption, disturbance or hindrance of any nature whatsoever.

c) That the Vendor herein is the only Owner of the said property and no one else has any right, title, interest, claim and/or demand in respect of the said property or any part or portion thereof.

d) The representation and covenants as mentioned hereinabove as well as Schedule are all true and correct.

e) Till date no legal proceeding or any other proceedings had been instituted or still pending in any Court of Law in relation to the title and possession concerning the said property.

f) The Vendor/Owner has not granted any Power of Attorney to anyone to look after the said property or negotiate or sale the same or create any type of encumbrances or charges in respect of the said property.

g) No dispute or difference exists between the Vendor/Owner of the said property and any other persons concerning to or relating to the said property in any manner whatsoever.

h) Apart from the Vendor/Owner of the said property none else have any right title interest or claim of whatsoever nature in the said property.

i) No Notice or any proceeding is pending under the Public Demand Recovery Act and/or any other law for the time being in force in respect of the said property.

j) No Agreement for Sale, Memorandum of Understanding or Mortgage or security or charges exist at any time been entered into in respect of the said property or any part or portion thereof.

k) The said property or any part or portion is not the subject matter of any requisition or acquisition proceedings of the Land Acquisition Collector or Government or any other Public Authority or under any other law for the time being in force or otherwise, nor the Vendor/Owner of the said property or its predecessor-in-interest have received such notices.

l) No Income Tax Recovery Proceedings or any other Recovery proceedings are pending against the Vendor/Owner of the said property or its predecessors in interest.

m) The Vendor/Owner has clear marketable title of the said property free from all encumbrances, charges, liens, mortgage, lispendense, litigations, Trust of whatsoever nature.

n) The Vendor/Owner is in peaceful possession of the said property.

o) The Vendor/Owner of the said property is not holding any excess vacant Land within the meaning of Urban Lands (Ceiling and Regulation) Act, 1976.

p) That the Vendor/Owner has no difficulty to comply with all its obligations hereunder.

q) The Vendor/Owner shall handover all the originals documents of Title, Municipal Mutation, Tax receipts, Records of Rights from the BL & LRO, Khazna receipts and all other documents relating to the said property at the time of execution of this presents.

r) The Vendor has assured and represented to the purchaser that the said property which is conveyed is free from all encumbrances and there is no defect in the title and in the event if at any time herein after any defect or claim is raised by any persons the Vendor herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the Purchasers saved, harmless and indemnified against all suits, actions, claims, demands and proceedings.

s) The Vendor/Owner has agreed with the Purchaser to sell a demarcated portion being the said property measuring about 2 Cottahs 2 Chittacks being a part of Mouza - Teghoria as more fully described in the Schedule hereunder written.

t) The Vendor/Owner have clarified with the Purchasers that this divided and demarcated portion is a part and parcel of big plot of land having an area of 2 Cottahs 2 Chittacks more or less.

u) That the Vendor herein shall be wholly responsible and liable for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the Vendor and/or in case if any defect is found in the title of the Vendor herein, in respect of the said property, or any part and/or portion thereof then the Vendor herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the Purchasers saved, harmless and indemnified against all suits, actions, claims, demands and proceedings delay or any loss suffered and compensate the purchasers within 60 days of such occurrence.

v) The Vendor/Owner has agreed with the Purchasers to sell a demarcated portion being the said property measuring about 2 Cottahs 2 Chittacks being a part of Mouza – Teghoria as more fully described in the Schedule hereunder written.

w) The Vendor/Owner have clarified with the Purchasers that this divided and demarcated portion is a part and parcel of big plot of land having an area of 2 Cottahs 2 Chittacks more or less.

I. Relying on the aforesaid assurances, representation, undertakings and warranties of the Vendor herein and believing the same to be true and correct and acting on the faith thereof, the Purchaser, herein have agreed to purchase be the same a little more or less and acquire the said property measuring 2 Katha 2 Chittacks described in the Schedule hereunder written and on the terms and conditions as mentioned herein.

J. The Vendor have agreed to sell and the Purchasers have agreed to purchase and to acquire the said property on the terms and conditions as mutually decided and agreed upon by the parties herein at and for the consideration of **Rs.53,12,250/-** (Rupees Fifty Three Lacs Twelve Thousand Two Hundred and Fifty) only and on the terms and conditions as written hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and relying on the representation of the Vendor/Owner and believing the same as true and correct and in consideration of the sum of **Rs.53,12,250/-** (Rupees Fifty Three Lacs Twelve Thousand Two Hundred and Fifty) only paid by the Purchasers to the Vendor/Owner on or before the execution of these present in the manner mentioned in the Memo of Consideration hereunder (the receipt whereof the Vendor/Owner doth hereby admits and acknowledges and discharge and release the said property and every part thereof unto the Purchaser) the Vendor/Owner doth hereby sell, grant, convey, transfer by way of sale, assign and assure unto the Purchaser free from all encumbrances, charges, liens and lispendences and hereby release relinquish and transfer all its right title interest in respect of or concerning **ALL THAT** piece and parcel of Danga Land measuring an area of 2 Cottahs 2 Chittacks more or less and being plan Plot No. B comprised in R.S. Dag No. 164 and R.S. Khatian No. 98 and L.R. Khatian No. 676, within the limits of Rajarhat - Police Station present P.S. Baguiati, Mouza - Teghoria, in the District - North 24 Parganas, as morefully described in the SCHEDULE hereunder written (hereinafter called the said property) **OR HOWSOEVER OTHERWISE** said property or any part thereof now are or in or hereto before were or was situated, butted, bounded, described or distinguished **TOGETHER WITH** all areas, privileges easements, appendages and appurtenances and other amenities whatsoever thereunto belonging or in anywise appertaining thereto to be held used or occupied therewith or known as part and parcel thereof and the reversion or reversions remainder or remainders yearly, monthly and other rents issues and profits thereof. **AND ALL** estate, right, title, interest, claim and demand whatsoever of the Vendor/Owner unto upon or in respect of the said property and every part thereof **AND ALL DEEDS PATTAS WRITINGS AND** documents and evidences of Title relating thereto or any part thereof which now are or may hereinafter be in the possession or custody of the Vendor/Owner or any person or persons from whom the Vendor/Owner

may procure the same without any action either in law or in equity **TO HAVE AND TO HOLD** the same and all singular the premises hereby sold, conveyed, transferred unto and to the use of the Purchaser in free simple in possession, free from all encumbrances, charges, mortgages, liens and lispensens whatsoever absolutely forever with the Purchaser and the Vendor/Owner doth hereby covenant and agree with the Purchaser that **NOT WITHSTANDING** any act deed or things done or committed or knowingly permitted or suffered to the contrary by the Vendor/ Owner or any of its predecessors-in-title, the Vendor/Owner has good right full power and absolute authority to sell grant convey transfer assign and assure the said property unto and to the Purchaser in the manner aforesaid **AND THAT** the Purchaser shall hereafter hold possess and enjoy the said property and every part thereof and receive rents issue and profits thereof without any lawful Vendor or any person or persons equitably or lawfully claiming through under or interest for the Vendor **AND THAT** free and clear and freely and clearly and absolutely acquitted and forever released and discharged by the Vendor/Owner and well and sufficiently save, defended kept harmless and indemnified of from and against all matter and other estate, right, title, interest, encumbrances, charges, whatsoever made done, occasioned, suffered by the Vendor/Owner or any of his predecessor-in-title from any person or persons equitably or lawfully claiming through under or in trust for the Vendor/Owner **AND FURTHER THAT** the Vendor and all persons equitably or lawfully claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor/Owner or from or under any of his predecessor-in-title, shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and morefully and perfectly assuring the said property and every part thereof unto and to the use of the Purchaser as may be reasonably required and the Vendor/Owner doth hereby further covenant and assure the Purchaser that no part of the said property is vested with Government or

any semi Government authority **AND** the Vendor/Owner have good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendor/Owner shall and will hand over all documents and relating papers to the Purchaser **AND FURTHER THAT** the Vendor/Owner doth hereby undertakes to pay all outstanding rents and taxes, government revenue and all other impositions, whatsoever of nature due payable by the Vendor/Owner or any of its predecessor-in-title in respect of the said property up-to-date of these presents **AND WHEREAS** the Purchaser shall has every right to construct building and also having full authority to transfer right, title, interest in the said property in its name and have the mutation done.

The Vendor doth hereby nominate and appoint and authorised the Purchaser herein to act through its authorized representative jointly and/or severally and to execute and perform all acts, deeds, matters and things on its behalf in connection with and in relation to the Said Premises or any part or portion thereof before any persons and statutory authorities, Registration Authority, B.L. & L.R.O. including Court of Law.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Scheme Plot No. B measuring 2 Cottahs 2 Chittacks vacant Danga Land proposed use Bastu, Mouza - Teghoria, L.R./R.S. Dag No. 164. R.S. Khatian No. 98 and L.R. Khatian No. 676, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Nishi Kanan (Teghoria) Police Station - Rajarhat present P.S. Baguiati, Kolkata - 700157, A.D.S.R. Office Bidhannagar Salt Lake City in the District - North 24 Parganas part of present Kri - Khatian No. 197, 265, 111, 96, 409, 322, 180, 508, butted and bounded as follows : -

ON THE NORTH	:	Plot No. "C";
ON THE SOUTH	:	Plot No. "A".
ON THE WEST	:	10 feet wide common passage;
ON THE EAST	:	Land of Dag No. 164.

IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seals on the day month and year first above written.

SIGNED SEALED AND
DELIVERED by the **VENDOR** at
 Kolkata in the presence of :

Radip Sahi
 14/4/78, Dinesh Das Road, Kol-48.

Partha Nandy
 10, K. S. Roy Road
 Kolkata-700001

SIGNED SEALED AND
DELIVERED by the
PURCHASERS at Kolkata in the
 presence of : Radip Sahi

Partha Nandy

As per Xerox copy of the document supplied by the parties and believing upon the documents and as per instruction of Purchaser(s) the document have been drafted and prepared at my Office.

Awani Kumar Roy
Awani Kumar Roy
 Advocate
 WB/1927/1978
 High Court, Calcutta.

✓
 Bhaskaramandal
 as constituted attorney of
 Malay Mandal

✓
 For NATURAL AWAS (P) LTD.

Director

For SUDHAPATI PROJECTS (P) LTD.

Director

AARTI HIGHRISE (P) LTD.

Authorised Signatory/Director

For DARUJA ENCLAVE (P) LTD.

Director

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned sum of **Rs. 53,12,250/-** (Rupees Fifty Three Lacs Twelve Thousand Two Hundred and Fifty) only as full and final consideration money by Account Payee Cheques only.

Rs. **53,12,250/-****MEMO**

<u>Date</u>	<u>Cheque Nos./DD</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
28.02.2024	By Demand Draft No. 462082	Kotak Mahindra Bank Park Street Branch	52,59,127/-
	1% T.D.S.		53,123/-
Total Rs.			<u>53,12,250/-</u>

(Rupees Fifty Three Lacs Twelve Thousand Two Hundred and Fifty) only

WITNESSES :-1. *hazir Sah*2. *Partha Nandy*

Bhaskarmandal
as constituted Attorneys
of Malay Mandal.

SPECIMEN FORM FOR TEN FINGERPRINTS



PHOTO

PHOTO

		Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Bhomen D.	Left Hand					
	Right Hand					
S.D.	Left Hand					
	Right Hand					
	Left Hand					
	Right Hand					
	Left Hand					
	Right Hand					



Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012000537133/2024

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
1	Mr MANISH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Buyer [NATURAL AWAS PRIVATE LIMITED] [SUDHAPATI PROJECTS PRIVATE LIMITED] [AARTI HIGHRISE PRIVATE LIMITED] [DARUJA ENCLAVE PRIVATE LIMITED]			 28/2/2024

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
2	Mr BHASKAR MANDAL 299, BIPIN GANGULY ROAD, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	Attorney of Seller [Mr MALAY MANDAL]		 22.6	<i>Bhaskar Mandal</i> 28/02/2024
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110	Mr MANISH KUMAR SHARMA, Mr BHASKAR MANDAL		 22.2	<i>Partha Nandy</i> 28/2/2024

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



270220242040196308

GRIPS Payment ID: 270220242040196308
Total Amount: 265646
Bank/Gateway: HDFC Bank
BRN: 248679193
Payment Status: Successful
Payment Init. Date: 27/02/2024 17:22:35
No of GRN: 1
Payment Mode: Online Payment
BRN Date: 27/02/2024 17:22:46
Payment Init. From: GRIPS Portal

Depositor's Name: MANISH KUMAR SHARMA
Mobile: 9007337375

Sl	Payment ID	Department	Amount (₹)
1	192023240401963091	Directorate of Registration & Stamp Revenue	265646
Total			265646

IN WORDS: TWO LAKH SIXTY FIVE THOUSAND SIX HUNDRED FORTY SIX ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240401963091

GRN:
GRN Date:

BRN:

GRIPS Payment ID:

Payment Status:

192023240401963091

27/02/2024 17:22:35

248679193

270220242040196308

Successful

Payment Mode:

Bank/Gateway:

BRN Date:

Payment Init. Date:

Payment Ref. No:

Online Payment

HDFC Bank

27/02/2024 17:22:46

27/02/2024 17:22:35

2000537133/2/2024

[Query No*/Query Year]

Depositor's Name:

Address:

Mobile:

Email:

Contact No:

Depositor Status:

Query No:

Applicant's Name:

Identification No:

Remarks:

Period From (dd/mm/yyyy):

Period To (dd/mm/yyyy):

MANISH KUMAR SHARMA

9A, Lord sinha Road kolkata Dict:- Kolkata, PS:- Shakespeare, West Bengal, 700071

9007337375

mksharma_06@yahoo.co.in

9830188888

Buyer/Claimants

2000537133

Mr PARTHA NANDY

2000537133/2/2024

Sale, Sale Document

27/02/2024

27/02/2024

			Amount (₹)
1	2000537133/2/2024	Property Registration- Stamp duty	0030-02-103-003-02 212510
2	2000537133/2/2024	Property Registration- Registration Fees	0030-03-104-001-16 53136
Total			265646

IN WORDS: TWO LAKH SIXTY FIVE THOUSAND SIX HUNDRED FORTY SIX ONLY.

PAYED

aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa
DATED THIS 28th DAY OF February 2024
aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

BETWEEN

MR. MALAY MANDAL

.... VENDOR

AND

**NATURAL AWAS PRIVATE LIMITED & ORS.
....PURCHASERS**

DEED OF CONVEYANCE

**AWANI KUMAR ROY,
Advocate,
10, Kiran Shankar Roy Road,
Kolkata - 700001.**

Major Information of the Deed

Deed No :	I-1901-01833/2024	Date of Registration	01/03/2024
Query No / Year	1901-2000537133/2024	Office where deed is registered	
Query Date	27/02/2024 12:44:35 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 53,12,250/-	Rs. 53,12,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,12,610/- (Article:23)	Rs. 53,220/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Tegharia, JI No: 9, Pin Code : 700157

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-164 (RS :-)	LR-676	Bastu	Danga	2 Katha 2 Chatak	53,12,250/-	53,12,250/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.5063Dec	53,12,250 /-	53,12,250 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MALAY MANDAL Son of Late SAILENDRA NATH MANDAL 271/2/1, JAWPUR ROAD, City:- Dum Dum, P.O:- MOTIJHIL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ADxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NATURAL AWAS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

2	SUDHAPATI PROJECTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	AARTI HIGHRISE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	DARUJA ENCLAVE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BHASKAR MANDAL Son of Late SAILENDRA NATH MANDAL 299, BIPIN GANGULY ROAD, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx9K,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr MALAY MANDAL

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MANISH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6P, Aadhaar No: 80xxxxxxxx7979 Status : Representative, Representative of : NATURAL AWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUDHAPATI PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), AARTI HIGHRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), DARUJA ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			
Identifier Of Mr MANISH KUMAR SHARMA, Mr BHASKAR MANDAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MALAY MANDAL	NATURAL AWAS PRIVATE LIMITED-0.876562 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.876562 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.876562 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.876562 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Nishi Kanan (Teghoria), Mouza: Tegharia, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 164, LR Khatian No:- 676		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190101833 / 2024

On 28-02-2024

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

Presented for registration at 17:28 hrs on 28-02-2024, at the Private residence by Mr MANISH KUMAR SHARMA ..

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 53,12,250/-

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

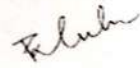
Execution is admitted on 28-02-2024 by Mr MANISH KUMAR SHARMA, AUTHORISED SIGNATORY, NATURAL AWAS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, SUDHAPATI PROJECTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, AARTI HIGHRISE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, DARUJA ENCLAVE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr BHASKAR MANDAL, , Son of Late SAILENDRA NATH MANDAL, 299, BIPIN GANGULY ROAD, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others as constituted attorney for Mr MALAY MANDAL 271/2/1, JAWPUR ROAD, P.O: MOTIJHIL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074 is admitted by him

Indetified by Mr PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 01-03-2024

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 53,220.00/- (A(1) = Rs 53,122.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 53,136/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/02/2024 5:22PM with Govt. Ref. No: 192023240401963091 on 27-02-2024, Amount Rs: 53,136/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 248679193 on 27-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,12,510/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,12,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 208226, Amount: Rs.100.00/-, Date of Purchase: 16/12/2023, Vendor name: S MUKHERJEE

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

Online on 27/02/2024 5:22PM with Govt. Ref. No: 192023240401963091 on 27-02-2024, Amount Rs: 2,12,510/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 248679193 on 27-02-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 72418 to 72445

being No 190101833 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.03.11 15:34:20 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 11/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.