

1849/24

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1836/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A
1

AR 026413

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

Additional Registrar
of Assurances-I, Kolkata

01 MAR 2024

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

CONVEYANCE made on this
y Four.

Visit Case No. 065-28/2
J(1) - 250
J(2) - 100
Total -
Realised On 1/0/24

208225

AWANI KUMAR ROY
Advocate
10, Kiron 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

Yell Case No. _____
1 (1) - _____
1 (2) - _____
Total - _____
Received On _____

BETWEEN

MRS. ANIMA PATRA (PAN- AFHPP9850P & Aadhaar No. 5885 0211 8961), wife of Late Swapan Kumar Parta, by Caste-Hindu, by occupation-Housewife, residing at 125, Canal Street, Shreebhumi, North 24 Parganas, West Bengal – 700048, 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 **FIRST PART.**

AND

(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 **SECOND PART**

AND

CONCLUSIVE CONSTRUCTION, a Proprietorship Firm, having its office at 147/4, P.S. Bye Lane, Dum Dum, PIN - 700030, Ward No. 12, represented by its Proprietor, **MR. RAJA DAS (PAN : AHRPD8115D)**, residing at 147, P.S. Bye Lane, Dum Dum, PIN - 700030, Ward No. 12 hereinafter referred to as the **CONFIRMING PARTY** (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 **THIRD 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, District - North 24 Parganas.
- 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 Owner 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 Vendor of the First Part and Soumendra Nath Seal therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar – Bidhannagar (Salt Lake City) recorded in Book No. 1, Volume No. 75, Pages 269 to X being No. 3690 of 1988 in respect of All That piece and parcel of land measuring about 2 Cottahs 15 Chittacks and 18 Sq.ft. contained and comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 808, at Mouza – Teghoria, P.S. Rajarhat, in the District – North 24 Parganas.
- E. By a Deed of Conveyance dated 2/08/1996 made by and between Soumendra Nath Seal represented by his Constituted Attorney Sri Indranath Seal therein referred to as the Vendor of the First Part and Anima Patra therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar – Barasat, recorded in Book No. 1, Volume No. 98, Pages 29 to X, being Deed No. 5421 of

1996 in respect of All That piece and parcel of "Danga Land" about and area of 2 Cottahs 15 Chittacks 18 Sq.ft. being plan Plot No. C comprised in R.S. Dag No. 164, R.S. Khatian No. 98, within the limits of Rajarhat, Police Station, Additional District Sub Registry Office Bidhannagar and according to the settlement record of rights finally published the Plot is comprised at Parganas - Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10, in the the District - North 24 Parganas, Kri - Khatian No. 197, 265, 111, 96, 409, 322, 180, 508. In this Deed Page No. 3, the reference of the previous Deed wrongly mentioned in Deed No. 3692 of 1998, it is actually Deed No. 3690 of 1988.

F. The Vendor/Owner desires to sale the aforesaid land admeasuring 2 Cottahs 15 Chittacks 18 Sq.ft. more or less morefully and particularly described in the SCHEDULE herein under written (hereinafter referred to as the "Said Property") which the purchasers herein agrees to purchase.

G. **THE VENDOR/OWNER AND CONFIRMING PARTIES DO AND EACH ONE OF THEM DOTH HEREBY 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 type of encumbrances, charges, liens, lispens, 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 is 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 have 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 have 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 and Confirming parties shall handover to the Purchasers all the originals documents of Title, Municipality, Tax receipts, Records of Rights from the BL&LRO, Khazna receipts and

all other documents relating to the said property before the execution of this presents.

r) The Vendor and Confirming parties have assured and represented to the purchasers 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 and Confirming parties herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the Purchaser saved, harmless and indemnified against all suits, actions, claims, demands and proceedings.

s) The Vendor and Confirming parties undertake and assured to the Purchaser if any of the representative found not to correct or any type of encumbrances litigations of whatsoever nature or nature or possession or marketable title of the said property is found then the Confirming Parties at their own cost and effort will resolve the same with 60 days and keep the purchasers fully indemnified harmless in all respect.

t) There is no bar or hindrance of the Purchasers to amalgamate the entire lands in One holding nor there is any restriction under any law to or by notification to have the building plan sanction from the appropriate Authority for proposed construction.

u) That the Vendor herein and/or her predecessors in title are in continuous uninterrupted possession of the said property.

v) That the Vendor and Confirming Party herein jointly and/or severally 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 Confirming Party

all other documents relating to the said property before the execution of this presents.

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u) That the Vendor herein and/or her predecessors in title are in continuous uninterrupted possession of the said property.

v) That the Vendor and Confirming Party herein jointly and/or severally 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 Confirming Party

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 and Confirming Party 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.

- H. 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 Purchasers, herein have agreed to purchase be the same a little more or less and acquire the said property measuring 2 Katha 15 Chittacks 18 Sq.ft. described in the Schedule hereunder written and on the terms and conditions as mentioned herein.
- I. 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. 75,38,938/-** (Rupees Seventy Five Lacs Thirty Eight Thousand Nine Hundred and Thirty Eight) 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. 75,38,938/-** (Rupees Seventy Five Lacs Thirty Eight Thousand Nine Hundred and Thirty Eight) only [which includes the payment of Rs.19,39,814/- (Rupees Nineteen Lacs Thirty Nine Thousand Eight Hundred and Fourteen only) to the Confirming party paid by the Purchasers to the Vendor/Owner or to the Confirming parties as per instruction of the Vendor on or before the execution of these present in the manner mentioned in the Memo of Consideration hereunder (the receipt whereof the Vendor/Owner and

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 and Confirming Party 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.

- H. 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 Purchasers, herein have agreed to purchase be the same a little more or less and acquire the said property measuring 2 Katha 15 Chittacks 18 Sq.ft. described in the Schedule hereunder written and on the terms and conditions as mentioned herein.
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Confirming parties do and each one of them doth hereby admits and acknowledges and discharge and release the said property and every part thereof unto the Purchasers) the Vendor/Owner do and each one of them doth hereby sell, grant, convey, transfer by way of sale, assign and assure unto the Purchasers free from all encumbrances, charges, liens and lispendences and hereby release relinquish and transfer all their respective right title interest in respect of or concerning **ALL THAT** piece and parcel of Danga Land measuring an area of 2 Cottahs 15 Chittacks 18 Sq.ft. more or less Rajarhat - Police Station, Mouza - Teghoria, in the District of 24 Parganas (North), as morefully described in the SECOND 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 said property/premises hereby sold, conveyed, transferred unto and to the use of the Purchasers in free simple in possession, free from all encumbrances, charges, mortgages, liens and lispendens whatsoever absolutely forever with the Purchasers and the Vendor/Owner do each and one of them doth hereby covenant and agree with the Purchasers 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 their predecessors-in-title, the Vendor/Owner have good right full power and absolute authority to sell grant convey transfer

assign and assure the said property unto and to the Purchasers in the manner aforesaid **AND THAT** the Purchasers shall hereafter hold possess and enjoy the said property and every part thereof and receive rents issue and profits thereof without any lawful claim of the Vendor or any person or persons equitably or lawfully claiming through under or in trust of 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 their 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 their 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 Purchasers as may be reasonably required and the Vendor/Owner do and each one of them doth hereby further covenant and assure the Purchasers 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 Purchasers **AND FURTHER THAT** the Vendor/Owner do and each one of them 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 their predecessor-in-title in respect of the said property up-to-date of these presents **AND WHEREAS** the Purchasers 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 do and each one of them doth hereby nominate and appoint and authorised the Purchasers herein to act through its authorized representative either 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 Property or any part or portion thereof before any persons and statutory authorities, Registration Authority, B.L. & L.R.O. including Court of Law and for this purpose sign execute very registered all the Deeds documents declaration, rectification and present and admit before the appropriate Registration Office including engage the Advocate sign, execute, verify and affirm any vokalatnama, Affidavit, Petition, Plaint, Written Statement and or any other legal documents of any nature and gave evidence and do all the necessary acts deeds and things inconection with or concerning the said property or any part of portion thereof in respect of the said property at the cost of the Purchasers without creating any financial liability on the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Scheme Plot No. C, measuring about and area of 2 Cottahs 15 Chittacks 18 Sq.ft. "Vacant Danga Land" proposed use Bastu comprised in L.R./R.S. Dag No. 164, R.S. Khatian No. 98 and L.R. Khatian No. 10/1, Nishi Kanan (Teghoria) within the limits of Rajarhat Police Station, present Police Station - Baguiati, Kolkata - 700 157, Additional District Sub Registry Office Bidhannagar and according to the settlement record of rights finally published the Plot is comprised at Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10, in the District - North 24 Parganas, Kri - Khatian No. 197, 265, 111, 96, 409, 322, 180, 508, butted and bounded as follows : -

ON THE NORTH	:	R.S. Dag No. 165;
ON THE SOUTH	:	Plot No. "B".
ON THE EAST	:	10 feet wide common passage; ✓
ON THE WEST	:	R.S. 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 :

Indip Saha

✓ *Anima Patra*

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

Indip Saha
142/44, Dinkari Sarani Road, K.P. 48.

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

✓ For NATURAL AWAS (P) LTD.

[Signature]
Director

For SUDHAPATI PROJECTS (P) LTD.

[Signature]
Director

AARTI HIGHRISE (P) LTD.

[Signature]
Authorised Signatory/Director

For DARUJA ENCLAVE (P) LTD.

[Signature]
Director

SIGNED SEALED AND DELIVERED by the **CONFIRMING PARTY** at Kolkata in the presence of : *Indip Saha*

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.

✓ CONCLUSIVE CONSTRUCTION

[Signature]
Proprietor

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned sum of **Rs. 55,99,124/-** (Rupees Fifty Five Lacs Ninety Nine Thousand One Hundred and Twenty Four) only as full and final consideration money by Account Payee Cheques only.

Rs. **55,99,124/-****MEMO**

<u>Date</u>	<u>Cheque Nos./DD</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
28.02.2024	462075	Kotak Mahindra Bank, Park Street Branch	55,43,133/-
	1% T.D.S.		55,991/-

Total Rs. 55,99,124/-

(Rupees Fifty Five Lacs Ninety Nine Thousand One Hundred and Twenty Four) only

WITNESSES : -

Anima Patra

1. *Indira Sahar*2. *Partha Nandy*

Paid directly to the Confirming Party

RECEIVED of and from the within named Purchasers as per instruction of the vendor paid to the Confirming Party within mentioned sum of **Rs.19,39,814/-** (Rupees Nineteen Lacs Thirty Nine Thousand Eight Hundred and Fourteen) only being the part consideration money as per memo below:-

Rs. 19,39,814/-

<u>Bank/Cheque Nos./DD/ Branch</u>	<u>Date</u>	<u>Amount (Rs.)</u>
DD No. 462079, Kotak Mahindra Bank, Park Street Branch	28.02.2024	19,20,416/-
1% T.D.S.		19,398/-

19,39,814/-

CONCLUSIVE CONSTRUCTION

Asfa Qas
Proprietor

CONFIRMING PARTY

WITNESSES :

1. *Indip 2022*

2.

SPECIMEN FORM FOR TEN FINGERPRINTS



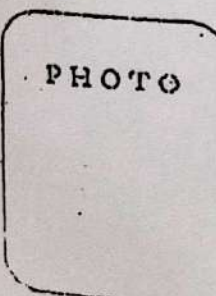
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa
DATED THIS 28th DAY OF February 2024
aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

BETWEEN

MRS. ANIMA PATRA

.... VENDOR

AND

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

AND

**CONCLUSIVE CONSTRUCTION
....CONFIRMING PARTY**

DEED OF CONVEYANCE

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

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



270220242040194815

GRIPS Payment ID: 270220242040194815 Payment Init. Date: 27/02/2024 17:14:28
Total Amount: 396380 No of GRN: 1
Bank/Gateway: HDFC Bank Payment Mode: Online Payment
BRN: 248670240 BRN Date: 27/02/2024 17:14:45
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor's Name: MANISH KUMAR SHARMA
Mobile: 9007337375

			Amount (₹)
1	192023240401948161	Directorate of Registration & Stamp Revenue	396380
Total			396380

IN WORDS: THREE LAKH NINETY SIX THOUSAND THREE HUNDRED EIGHTY 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



192023240401948161

GRN: 192023240401948161
GRN Date: 27/02/2024 17:14:28
BRN: 248670240
GRIPS Payment ID: 270220242040194815
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 27/02/2024 17:14:45
Payment Init. Date: 27/02/2024 17:14:28
Payment Ref. No: 2000538245/2/2024
[Query No*/Query Year]

Depositor's Name: MANISH KUMAR SHARMA
Address: 9A, Lord sinha Road kolkata Dict:- Kolkata, PS:- Shakespeare, West Bengal, 700071
Mobile: 9007337375
Email: mksharma_06@yahoo.co.in
Contact No: 9830188888
Depositor Status: Buyer/Claimants
Query No: 2000538245
Applicant's Name: Mr PARTHA NANDY
Identification No: 2000538245/2/2024
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 27/02/2024
Period To (dd/mm/yyyy): 27/02/2024

			Amount (₹)
1	2000538245/2/2024	Property Registration- Stamp duty	0030-02-103-003-02 301579
2	2000538245/2/2024	Property Registration- Registration Fees	0030-03-104-001-16 94801
Total			396380

IN WORDS: THREE LAKH NINETY SIX THOUSAND THREE HUNDRED EIGHTY ONLY.



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 19012000538245/2024

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
1	Smt ANIMA PATRA 125, CANAL STREET, SREEBHUMI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Seller			Anima Patra 28/2/2024
2	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	Represent ative of Buyer [NATURA L AWAS PRIVATE LIMITED] ,[SUDHAP ATI PROJECT S 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
	Mr RAJA DAS 147/4, P.S.BYE LANE, DUM DUM, City:- Dum Dum, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	Represent ative of Seller [CONCLU SIVE CONSTR UCTION]			<i>Raja Das</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	Smt ANIMA PATRA, Mr MANISH KUMAR SHARMA, Mr RAJA DAS			<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

Major Information of the Deed

Deed No :	I-1901-01836/2024	Date of Registration	01/03/2024
Query No / Year	1901-2000538245/2024	Office where deed is registered	
Query Date	27/02/2024 1:23:00 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], [4311] Other than Immovable Property, Receipt [Rs : 19,39,814/-]		
Set Forth value	Market Value		
Rs. 75,38,938/-	Rs. 75,38,938/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,01,679/- (Article:23)	Rs. 94,885/- (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

District: North 24-Parganas, P.S:- Rajarhat, Municipality. 215151
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-10/1	Bastu	Danga	2 Katha 15 Chatak 18 Sq Ft	75,38,938/-	75,38,938/-	Width of Approach Road: 10 Ft.,
Grand Total :					4.8881Dec	75,38,938 /-	75,38,938 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt ANIMA PATRA Wife of Late SWAPAN KUMAR PATRA 125, CANAL STREET, SREEBHUMI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx0P, Aadhaar No: 58xxxxxxxx8961, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Pvt. Residence
2	CONCLUSIVE CONSTRUCTION 147/4, P.S.BYE LANE, DUM DUM, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AHxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Details :

Name,Address,Photo,Finger print and Signature

	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

Representative Details :

Sl 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)
2	Mr RAJA DAS Son of Mr AJIT DAS 147/4, P.S.BYE LANE, DUM DUM, City:- Dum Dum, P.O:- DUM DUM, 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.:: AHxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CONCLUSIVE CONSTRUCTION

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 Smt ANIMA PATRA, Mr MANISH KUMAR SHARMA, Mr RAJA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ANIMA PATRA	NATURAL AWAS PRIVATE LIMITED-1.22203 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.22203 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.22203 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.22203 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:- 10/1	Owner:অনিমা পাত্র, Gurdian:স্বপন পাত্র, Address:রবীন্দ্রপল্লী, কৃষ্ণপুত্র, কলি--59 , Classification:ভাঙ্গা, Area:0.10000000 Acre,	Smt ANIMA PATRA

Endorsement For Deed Number : I - 190101836 / 2024

28-02-2024

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

Presented for registration at 17:36 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 75,38,938/-

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

Execution is admitted on 28/02/2024 by Smt ANIMA PATRA, Wife of Late SWAPAN KUMAR PATRA, 125, CANAL STREET, SREEBHUMI, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife

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

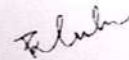
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

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

Execution is admitted on 28-02-2024 by Mr RAJA DAS, PROPRIETOR, CONCLUSIVE CONSTRUCTION (Sole Proprietorship), 147/4, P.S.BYE LANE, DUM DUM, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

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 94,885.00/- (A(1) = Rs 75,389.00/- , B = Rs 19,398.00/- , 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 94,801/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2024 5:14PM with Govt. Ref. No: 192023240401948161 on 27-02-2024, Amount Rs: 94,801/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 248670240 on 27-02-2024, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 3,01,579/- and Stamp Duty paid by Stamp Rs
by online = Rs 3,01,579/-
Description of Stamp
Stamp: Type: Impressed, Serial no 208225, Amount: Rs.100.00/-, Date of Purchase: 06/12/2023, Vendor name: S
MUKHERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/02/2024 5:14PM with Govt. Ref. No: 192023240401948161 on 27-02-2024, Amount Rs: 3,01,579/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 248670240 on 27-02-2024, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal