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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 152424

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Additional Registrar
Kolkata, Kolkata

23 AUG 2023



DEED OF CONVEYANCE

1. Date : 23.08.2023.
2. Place : Kolkata
3. Parties :
 - 3.1 JHARNA RAKSHIT [PAN. BPHPR8077R], [AADHAAR

Wh12

NAME _____
ADD _____
Rs. _____
10 APR 2023
SURANJAN MUNHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Pinaki Chattopadhyay
Judge's Court Advocate
Advocate
Court Barasat

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
23 AUG 2023



Smit Acharya
S/o. Smit Acharya
d. Dakeshinpara,
PO & PS. Barasat
Kolkata - 780123
Business

NO. 266118078647] & [MOBILE NO. 9051439565], wife of Late Sujit Rakshit @ Late Sujit Kumar Rakshit, daughter in law of Late Ardhendu Sekhar Rakshit, daughter of Late Rajani Kanta Konch, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at J. No. Kumar Kumar Thuli Street, Hathkhola, P.O. Hathkhola, P.S. Shyampukur, Kolkata - 700005, District - Kolkata, West Bengal. ✓

- 3.1.1 **KUMKUM RAKSHIT [PAN. AICPR7067C], [AADHAAR NO. 772445622484] & [MOBILE NO. 7003487270]**, daughter of Late Sujit Rakshit @ Late Sujit Kumar Rakshit, grand daughter of Late Ardhendu Sekhar Rakshit, wife of Debasish Rakshit, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at N-238/3, Fathepur 2nd Lane, Garden Reach S.O., P.O. Garden Reach, P.S. Matiabruz, Kolkata - 700024, District - South 24 Parganas, West Bengal.

Hereinafter jointly called and referred to as the **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.

AND

- 3.2 **ARU CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] & [MOBILE NO. 9933430996]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H], [AADHAAR NO. 452114789624] & [MOBILE NO. 9732697065]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A], [AADHAAR NO. 782871896728] & [MOBILE NO. 9933430996]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by

nationality - Indian, residing at Vill. Parbatipur, Near Chalandika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.

Hereinafter called and referred to as the **"PURCHASER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, administrators, executors, representatives and assigns) of the **OTHER PART**.

Owners/Vendors and the Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Said Property : ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Property</u>	<u>Undivided 23/252th</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>of Ardhendu</u>	<u>joint share of ----</u>
				<u>Sekhar Rakshit</u>	<u>(1) Jharna Rakshit &</u>
					<u>(2) Kumkum Rakshit</u>
					<u>on Total Property</u>
					<u>Sold/Said Property</u>
				<u>[In Decimal]</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.6206
663	183	90	Bastu	0.30	0.0274
664	183	90	Bastu	0.20	0.0182
				7.30	0.6662

In total undivided plot of Bastu land measuring **0.6662 (Zero Point Six Six Six Two) Decimals be the same a little more or less including cement flooring residential Tiles Shed measuring 100 Square Feet more or less**, being joint undivided 23/252th share of the total plot of land measuring 7.30 (Seven Point Three Zero) Decimals be the same a little more or less as described in the First Schedule hereinafter written, comprised in **R.S. Dag Nos. 662, 663 & 664, L.R. Dag Nos. 662, 663 & 664, under R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar**

Rakshit, since deceased), lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality, having Holding No. 247, in Ward No. 13 (formerly Ward No. 10), in the District Purba Midnapore, Pin - 721636, [Panskura Tamluk Road (Road Zone : Jailkhana more -- Rest)], in the State of West Bengal, morefully described in the Second Schedule hereinafter written **[SAID PROPERTY/SOLD PROPERTY]**.

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Owners/Vendors have made the following representation to the Purchaser regarding title.

5.1.1 **CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) JHARNA RAKSHIT & (2) KUMKUM RAKSHIT, OWNERS/VENDORS HEREIN, IN RESPECT OF SCHEDULE PROPERTY, IS AS FOLLOWS :**

5.1.1.1 **Registered Deed of Partition :** One (1) Ardhendu Sekhar Rakshit as First Party, (2) Dwijendra Nath Rakshit as Second Party, (3) Sudhangshu Sekhar Rakshit, (3A) Manindra Nath Rakshit & (3B) Samarendra Nath Rakshit as Third Parties, all sons of Late Satyendra Nath Rakshit, executed a Registered Deed of Partition in respect of the properties, which is morefully described in the said Deed of Partition. The said Deed of Partition was executed on 22.01.1978, and registered on 22.02.1978, registered in the office of the A.D.S.R. Tamluk, and recorded in Book No. I, Volume No. 29, Pages 142 to 179, being Deed No. 1082 for the year 1978.

5.1.1.2 **Absolute Ownership of Ardhendu Sekhar Rakshit under Deed No. 1082 for the year 1978 :** In accordance with the said Registered Deed of Partition, bearing Deed No. 1082 for the year 1978, the said Ardhendu Sekhar Rakshit, son of Late Satyendra Nath Rakshit as First Party, got and became the absolute owner of ALL THAT piece and parcel of Bastu land measuring 7.1592 Decimals more or less, comprised in R.S. Dag Nos. 662, 663 & 664, under R.S. Khatian No. 183, lying and situated at Mouza - Parbatipur, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamluk Municipality (now Tamralipta Municipality), having Holding No. 247, in Ward No. 10, in the District the then Medinipur [now Purba Midnapore (Purba Medinipur)].

- 5.1.1.3 **L.R. Records** : While in absolute possession and absolute ownership over the aforesaid property, the said Ardhendu Sekhar Rakshit duly recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 90. In accordance with the L.R. Record/Settlement, the said Ardhendu Sekhar Rakshit duly recorded his property, in following ways :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Share out of</u>	<u>Actual Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>1.0000 share</u>	<u>[In Decimal]</u>
662	90	34	Bastu	0.2000	6.80
663	90	10	Bastu	0.0300	0.30
664	90	04	Bastu	0.0500	0.20
		<u>48</u>			<u>7.30</u>

- 5.1.1.4 **Demise of Ardhendu Sekhar Rakshit** : While in absolute possession and absolute ownership over the aforesaid property, the said Ardhendu Sekhar Rakshit died intestate on 12.01.1991, leaving behind his wife namely Sarama Rakshit, four sons namely (1) Sujit Rakshit @ Sujit Kumar Rakshit, (2) Amit Rakshit, (3) Anit Rakshit & (4) Soumit Rakshit, and two daughters namely (1) Tuhina Rakshit, wife of Tapan Rakshit & (2) Chandana Rakshit @ Chandana Sinha, wife of Buddhadev Sinha, as his heirs and successors in interest in respect of his aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.

- 5.1.1.5 **Absolute Joint Ownership of (1) Sarama Rakshit, (2) Sujit Rakshit @ Sujit Kumar Rakshit, (3) Amit Rakshit, (4) Anit Rakshit, (5) Soumit Rakshit, (6) Tuhina Rakshit & (7) Chandana Rakshit @ Chandana Sinha** : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and deceased father, Ardhendu Sekhar Rakshit, the said (1) Sarama Rakshit, (2) Sujit Rakshit @ Sujit Kumar Rakshit, (3) Amit Rakshit, (4) Anit Rakshit, (5) Soumit Rakshit, (6) Tuhina Rakshit & (7) Chandana Rakshit @ Chandana Sinha, became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of Bastu land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Joint Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80
663	183	90	Bastu	0.30
664	183	90	Bastu	0.20
				<u>7.30</u>

In total plot of land measuring 7.30 Decimals more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased), lying and situated at Mouza - Parbatipur, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamluk Municipality (now Tamralipta Municipality), having Holding No. 247, in Ward No. 10, in the District the then Medinipur [now Purba Midnapore (Purba Medinipur)], and each having possessed undivided 1/7th share in the said property i.e. in the estate of the said Ardhendu Sekhar Rakshit, since deceased.

5.1.1.6 Demise of Sujit Rakshit @ Sujit Kumar Rakshit : The said Sujit Rakshit @ Sujit Kumar Rakshit, son of Late Ardhendu Sekhar Rakshit died intestate on 04.04.2009, leaving behind his wife namely Jharna Rakshit, two daughters namely (1) Moon Moon Das & (2) Kumkum Rakshit, and his mother, Sarama Rakshit, as his heirs and successors in interest in respect of his undivided 1/7th share in the aforesaid property, left by the said Sujit Rakshit @ Sujit Kumar Rakshit, since deceased, and each having possessed undivided 1/28th share in share of Sujit Rakshit @ Sujit Kumar Rakshit, since deceased.

5.1.1.7 Undivided Share After demise of Sujit Rakshit @ Sujit Kumar Rakshit in the estate of the said Ardhendu Sekhar Rakshit, since deceased : After demise of the said Sujit Rakshit @ Sujit Kumar Rakshit, son of Late Ardhendu Sekhar Rakshit, the undivided share of the said (1) Sarama Rakshit, (2) Amit Rakshit, (3) Anit Rakshit, (4) Soumit Rakshit, (5) Tuhina Rakshit, (6) Chandana Rakshit @ Chandana Sinha, (7) Jharna Rakshit, (7A) Moon Moon Das & (7B) Kumkum Rakshit, in the estate of the said Ardhendu Sekhar Rakshit, since deceased, as under :

<u>Name of the Owner</u>	<u>Own Share Received from Ardhedu Sekhar Rakshit</u>	<u>Share Received from Sujit Kumar Rakshit</u>	<u>Total Share</u>
Sarama Rakshit	1/7th	1/28th	5/28th
Amit Rakshit	1/7th	Nil	1/7th
Anit Rakshit	1/7th	Nil	1/7th
Soumit Rakshit	1/7th	Nil	1/7th
Tuhina Rakshit	1/7th	Nil	1/7th
Chandana Sinha	1/7th	Nil	1/7th
Jharna Rakshit	Nil	1/28th	1/28th
Moon Moon Das	Nil	1/28th	1/28th
Kumkum Rakshit	Nil	1/28th	1/28th

5.1.1.8 Demise of Sarama Rakshit : The said Sarama Rakshit, wife of Late Ardhendu Sekhar Rakshit died intestate on 18.01.2010, leaving behind her aforesaid three sons namely (1) Amit Rakshit, (2) Anit Rakshit & (3) Soumit Rakshit, and her aforesaid two daughters namely (1) Tuhina Rakshit & (2) Chandana Rakshit @ Chandana Sinha, and her daughter in law namely Jharna Rakshit, and her aforesaid two grand daughters namely (1) Moon Moon Das & (2) Kumkum Rakshit, as her heirs and successors in interest in respect of her undivided 5/28th share in the aforesaid property, left by the said Sarama Rakshit, since deceased.

5.1.1.9 Undivided Share After demise of Sarama Rakshit in the estate of the said Ardhendu Sekhar Rakshit, since deceased : After demise of the said Sarama Rakshit, wife of Late Ardhendu Sekhar Rakshit, the undivided share of the said (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit @ Chandana Sinha, (6) Jharna Rakshit, (6A) Moon Moon Das & (6B) Kumkum Rakshit, in the estate of the said Ardhendu Sekhar Rakshit, since deceased, as under :

<u>Name of the Owner</u>	<u>Own Share Received from</u> <u>Ardhendu Sekhar Rakshit</u> <u>[Asper Clause-5.1.1.7]</u>	<u>Share Received from</u> <u>Sarama Rakshit</u> <u>[Asper Clause-5.1.1.7]</u>	<u>Total Share</u>
Amit Rakshit	1/7th	5/168th	29/168th
Anit Rakshit	1/7th	5/168th	29/168th
Soumit Rakshit	1/7th	5/168th	29/168th
Tuhina Rakshit	1/7th	5/168th	29/168th
Chandana Sinha	1/7th	5/168th	29/168th
Jharna Rakshit	1/28th	5/504th	23/504th
Moon Moon Das	1/28th	5/504th	23/504th
Kumkum Rakshit	1/28th	5/504th	23/504th

5.1.1.10 Absolute Joint Ownership of (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit @ Chandana Sinha, (6) Jharna Rakshit, (6A) Moon Moon Das & (6B) Kumkum Rakshit : Thus on the basis of the aforesaid facts and circumstances, the said (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit @ Chandana Sinha, (6) Jharna Rakshit, (6A) Moon Moon Das & (6B) Kumkum Rakshit, became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of Bastu land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Joint Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80
663	183	90	Bastu	0.30
664	183	90	Bastu	<u>0.20</u>
				<u>7.30</u>

In total plot of land measuring 7.30 Decimals more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased), lying and situated at Mouza - Parbatipur, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamluk Municipality (now Tamralipta Municipality), having Holding No. 247, in Ward No. 10, in the District the then Medinipur [now Purba Midnapore (Purba Medinipur)], and which is morefully described in the First Schedule hereunder written.

It is to be noted here that the said Amit Rakshit and all his other co-owners (including his aforesaid co-sharers) in the total plot of land measuring 48 Decimals more or less (as described in Clause No. 5.1.1.3) sanctioned a building plan from the concerned Tamralipta Municipality, vide Sanctioned Plan No. 4023 dated 07.02.2023.

5.1.1.11 Absolute Joint Individual Ownership of (1) Jharna Rakshit & (2) Kumkum Rakshit : Thus on the basis of the aforementioned facts and circumstances, the said (1) Jharna Rakshit & (2) Kumkum Rakshit, Owners herein, became the absolute joint owners of **ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Property</u>	<u>Undivided 23/252th</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>of Ardhendu</u>	<u>joint share of</u>
				<u>Sekhar Rakshit</u>	<u>(1) Jharna Rakshit &</u>
					<u>(2) Kumkum Rakshit</u>
					<u>on Total Property</u>
				<u>[In Decimal]</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.6206
663	183	90	Bastu	0.30	0.0274
664	183	90	Bastu	<u>0.20</u>	<u>0.0182</u>
				<u>7.30</u>	<u>0.6662</u>

In total plot of Bastu land measuring **0.6662 (Zero Point Six Six Six Two) Decimals be the same a little more or less**, being joint undivided 23/252th share of the total plot of land measuring 7.30 (Seven Point Three Zero) Decimals be the same a little more or less, comprised in **R.S. Dag Nos. 662, 663 & 664, L.R. Dag Nos. 662, 663 & 664**, under **R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased)**, lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality, having Holding No. 247, in Ward No. 13 (formerly Ward No. 10), in the District Purba Midnapore, Pin - 721636, in the State of West Bengal, and which is morefully described in the Second Schedule hereunder written.

5.1.2 **DESIRE OF SALE & ACCEPTANCE :**

- 5.1.2.1 **Joint Desire of Sale by the said (1) Jharna Rakshit & (2) Kumkum Rakshit to the present Purchaser :** The said (1) Jharna Rakshit & (2) Kumkum Rakshit, Owners/Vendors herein, jointly decide to sell their aforesaid property, i.e. **ALL THAT** piece and parcel of Bastu land measuring **0.6662 (Zero Point Six Six Six Two) Decimals be the same a little more or less**, being joint undivided 23/252th share of the total plot of land measuring 7.30 (Seven Point Three Zero) Decimals be the same a little more or less, comprised in **R.S. Dag Nos. 662, 663 & 664, L.R. Dag Nos. 662, 663 & 664**, under **R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased)**, lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality, having Holding No. 247, in Ward No. 13 (formerly Ward No. 10), in the District Purba Midnapore, Pin - 721636, in the State of West Bengal, and which is morefully described in the Second Schedule hereunder written **[Hereinafter called and referred to as the SOLD PROPERTY/SAID PROPERTY]**, to the present Purchaser, at a total and agreed consideration of **Rs.15,00,000.00 (Rupees Fifteen Lakh) only**.

5.1.2.2 **Acceptance by Purchaser :** The Purchaser herein has/have accepted the aforesaid proposal of the Owners/Vendors herein, and agreed to purchase the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, at an agreed consideration of **Rs.15,00,000.00 (Rupees Fifteen Lakh) only.**

5.1.3 **TITLE AND REPRESENTATIONS :**

5.1.3.1 **Title of the Owners/Vendors :** Thus in the abovementioned facts and circumstances and on the basis of inheritance, the Owners/Vendors herein, have become the absolute joint owners of the Said Property.

5.1.3.2 **True and Correct Representations :** The Owners/Vendors are the absolute and undisputed joint owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.1.4 **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES :** The Owners/Vendors herein hereby, jointly represent and covenant regarding encumbrances as follows :

5.1.4.1 **No Acquisition/Requisition :** The Owners/Vendors herein have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

5.1.4.2 **No Excess Land :** The Owners/Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

5.1.4.3 **No Encumbrance :** The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said

Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.1.4.4 **Right, Power and Authority to Sell** : The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.
- 5.1.4.5 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.1.4.6 **No Mortgage** : No mortgage or charge has been created by the Owners/Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.1.4.7 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or the Owners/Vendors' predecessors-in-title and the title of the Owners/Vendors to the Said Property is free, clear and marketable.
- 5.1.4.8 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.1.4.9 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Owners/Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. **BASIC UNDERSTANDING :**

- 6.1 **Agreement to Sell and Purchase :** The Owners/Vendors have approached the Purchaser and offered to sell the Said Property, which is morefully described in the Second Schedule hereunder written, to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has/have agreed to purchase the Said Property from the Owners/Vendors herein.

7. **TRANSFER :**

- 7.1 **Hereby Made :** The Owners/Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** which is morefully described in the Second Schedule below free from all encumbrances.

- 7.1.1 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs.15,00,000.00 (Rupees Fifteen Lakh) only** paid by the Purchaser to the Owners/Vendors, receipt of which the Owners/Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **TERMS OF TRANSFER :**

- 8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

- 8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute :** Absolute, irreversible and perpetual.

- 8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Owners/Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-

mutated lands received/inherited by the Owners/Vendors as mentioned in the various sub-clauses of Clause 5 above.

8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :

8.2.1 **Indemnification :** Indemnification by the Owners/Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of their title and the representations and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.2.2 **Transfer of Property Act :** All obligations and duties of Owners/Vendors and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Owners/Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/Vendors, with regard to which the Owners/Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.2.5 **Holding Possession :** The Owners/Vendors hereby covenant that the Purchaser and its/their heirs, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed,

transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.

- 8.2.6 **Indemnity** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their heirs, administrators, representatives and assigns and/or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and its/their heirs, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations being found to be untrue.
- 8.2.7 **No Objection to Mutation** : The Owners/Vendors declare that the Purchaser can fully be entitled to mutate its/their names in the office of the B.L. & L.R.O. and in the office of the concerned Tamralipta Municipality and/or any other respective authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Owners/Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.2.8 **Further Acts** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Owners/Vendors and/or her successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO
[TOTAL PROPERTY OF ARDHENDU SEKHAR RAKSHIT, SINCE DECEASED,
ASPER L.R. SETTLEMENT]

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Recorded Property of Ardhendu</u> <u>Sekhar Rakshit, since deceased</u> <u>[In Decimal]</u>
662	183	90	Bastu	6.80
663	183	90	Bastu	0.30
664	183	90	Bastu	0.20
				<u>7.30</u>

In total plot of Bastu land measuring **7.30 (Seven Point Three Zero) Decimals** be the same a little more or less, comprised in **R.S. Dag Nos. 662, 663 & 664, L.R. Dag Nos. 662, 663 & 664**, under **R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased)**, lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality, having Holding No. 247, in Ward No. 13 (formerly Ward No. 10), in the District Purba Midnapore, Pin - 721636, [Panskura Tamluk Road (Road Zone : Jaalkhana more -- Rest)], in the State of West Bengal. A Site Plan of total land in dag measuring 48 Decimals more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, is enclosed herewith. The said total plot of land in R.S./L.R. Dag Nos. 662, 663 & 664, is butted & bounded as follows :-

ON THE NORTH : Bargabheema Temple.
ON THE SOUTH : Same plot of other owner.
ON THE EAST : Supriya Chatterjee & Others.
ON THE WEST : 16 ft. Wide Road [Panskura Tamluk Road (Road Zone : Jaalkhana more -- Rest)].

THE SECOND SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY/SAID PROPERTY]
[SOLD BY (1) JHARNA RAKSHIT & (2) KUMKUM RAKSHIT, OWNERS/
VENDORS HEREIN]

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Property</u>	<u>Undivided 23/252th</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>of Ardhendu</u>	<u>joint share of ----</u>
				<u>Sekhar Rakshit</u>	<u>(1) Jharna Rakshit &</u>
					<u>(2) Kumkum Rakshit</u>
					<u>on Total Property</u>
					<u>Sold/Said Property</u>
				<u>[In Decimal]</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.6206 ✓
663	183	90	Bastu	0.30	0.0274 ✓
664	183	90	Bastu	0.20	0.0182
				<u>7.30</u>	<u>0.6662</u>

In total undivided plot of Bastu land measuring **0.6662 (Zero Point Six Six Six Two) Decimals** be the same a little more or less including cement flooring residential Tiles Shed measuring 100 Square Feet more or less, being joint undivided 23/252th share of the total plot of land measuring 7.30 (Seven Point Three Zero) Decimals be the same a little more or less as described in the First Schedule hereinabove, comprised in **R.S. Dag Nos. 662, 663 & 664, L.R. Dag Nos. 662, 663 & 664, under R.S. Khatian No. 183, L.R. Khatian No. 90 (in the name of Ardhendu Sekhar Rakshit, since deceased)**, lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality, having Holding No. 247, in Ward No. 13 (formerly Ward No. 10), in the District Purba Midnapore, Pin - 721636, [Panskura Tamluk Road (Road Zone-; Jaalkhana more -- Rest)], in the State of West Bengal.

The Sold Property/Said Property being undivided share/part of the total land, which is morefully described in the First Schedule hereinabove written.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Sudip Acharya*
Dankshin Parva
PO Box 1 - Barisal.
Kd - 700124

Jharna Rakshit
Jharna Rakshit

2. *Rakshit Rakshit*
N-238/37 Agpur
PO Box 10-24

Kumkum Rakshit
Kumkum Rakshit
Owners/Vendors

Anand Kumar Nayak
Ananda Kumar Nayak

Drafted By :

Parash Ranjan Samant
Adv.
F/1305/14/2011
Judge's Court, Barisal.
For Pinaki Chattopadhyay & Associates,
Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 9830061809.

Raj Kumar Singha
Rajkumar Singha

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Utpal Maity
Utpal Maity
Partners of ARU Construction
Purchaser

MEMO OF CONSIDERATION

Received a sum of **Rs.15,00,000.00 (Rupees Fifteen Lakh) only** as full and final consideration money of against the schedule land, which is morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

<u>Cash/Transfer Ref. No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
IDIBR52023082234990407	22.08.2023	Indian Bank, Tamluk	Rs.13,00,000.00
Cash	22.08.2023		Rs.2,00,000.00
TOTAL :			<u>Rs.15,00,000.00</u>

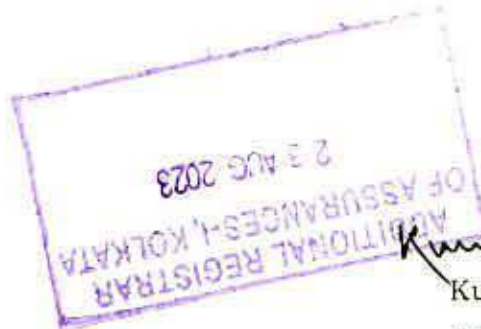
Witnesses :-

1. *Syjit Acharya,*

2. *Debarati Rakshit*

Jharna Rakshit

Jharna Rakshit

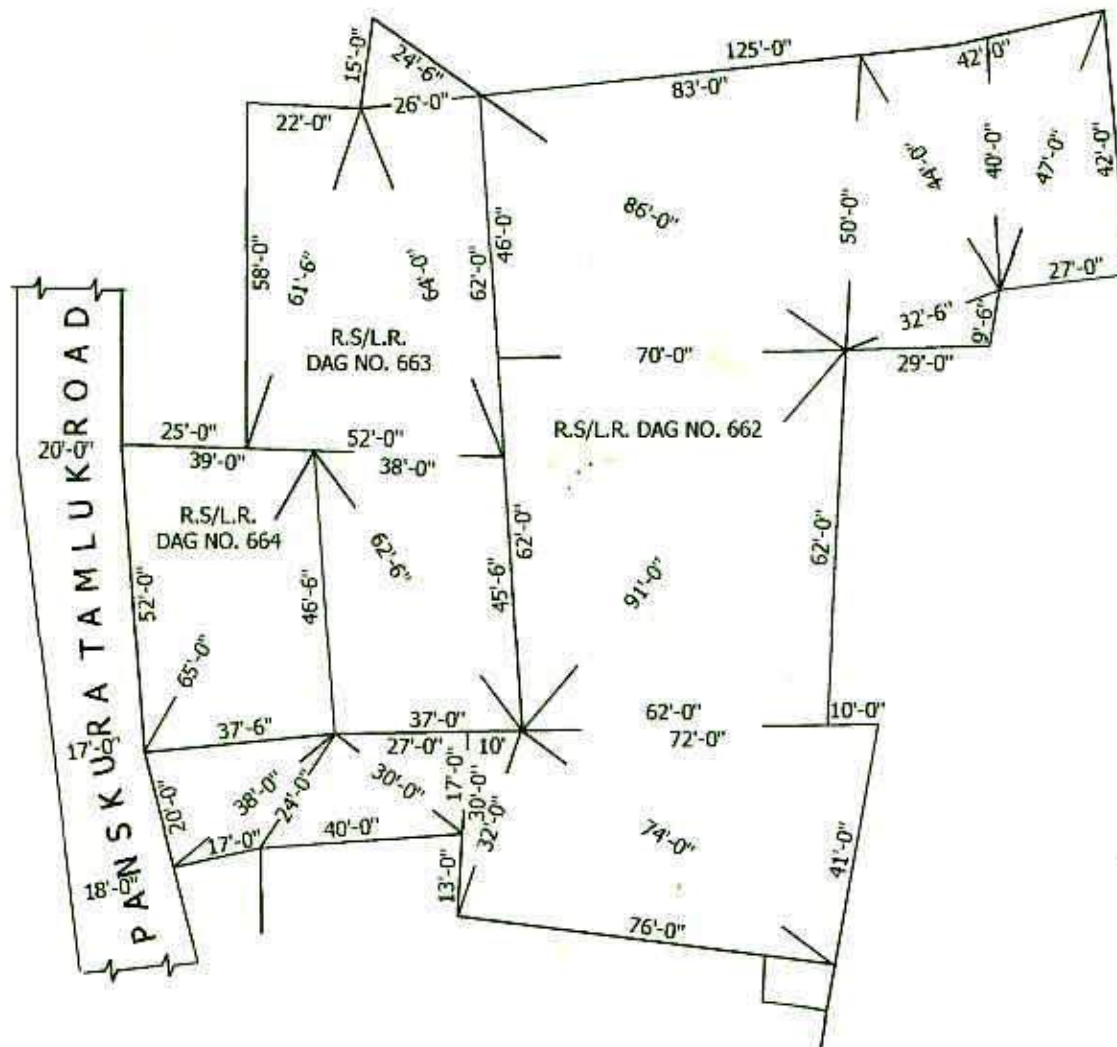


Kumkum Rakshit

Kumkum Rakshit

Owners/Vendors

SOLD PROPERTY : UNDIVIDED BASTU LAND MEASURING 0.6662 DECIMALS MORE OR LESS TOGETHER WITH A 100 SFT. RESIDENTIAL TILES SHED OUT OF 7.30 DECIMALS MORE OR LESS OUT OF TOTAL LAND 48 DECIMALS MORE OR LESS IN R.S./L.R. DAG NOS. 662, 663 & 664



Sharna Rakshit ✓
KumKum Rakshit Resi

Anand Kumar Singh
Raj Kumar Singh
Utpal Maity

DRAWN BY
AMBIK HALDER
SURVEYOR
TAMLUK, PURBA MEDINIPUR
COPIED BY
SK. R. ALI
REGD. NO. 16522
RAJARHAT, N-24 PARGANAS

PURCHASER'S SIGNATURE



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



192023240181503691

GRN Details

GRN:	192023240181503691	Payment Mode:	Online Payment
GRN Date:	22/08/2023 16:12:23	Bank/Gateway:	Bank of Boroda
BRN :	1349477926	BRN Date:	22/08/2023 16:14:23
GRIPS Payment ID:	220820232018150368	Payment Init. Date:	22/08/2023 16:12:23
Payment Status:	Successful	Payment Ref. No:	2002119518/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Pinaki chattopadhyay
Address:	Tegharia main road
Mobile:	9163923942
Depositor Status:	Advocate
Query No:	2002119518
Applicant's Name:	Mr PINAKI CHATTAPADHYA
Identification No:	2002119518/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/08/2023
Period To (dd/mm/yyyy):	22/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002119518/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	60020
2	2002119518/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	15014
Total				75034

IN WORDS: SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Ghazna Rakshit

ATTESTED :- Ghazna Rakshit

	L.H.					
	R.H.					

Kunkun Rakshit

ATTESTED :- Kunkun Rakshit

	L.H.					
	R.H.					

Anand Kumar Nigam

ATTESTED :- Anand Kumar Nigam

	L.H.					
	R.H.					

Raj Kumar Singh

ATTESTED :- Raj Kumar Singh

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Otpal Maithi</i>	L.H.					
	R.H.					

ATTESTED :- *Otpal Maithi*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1901-06913/2023	Date of Registration	23/08/2023
Query No / Year	1901-2002119518/2023	Office where deed is registered	
Query Date	18/08/2023 12:49:10 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA M, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 15,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,120/- (Article:23)	Rs. 15,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

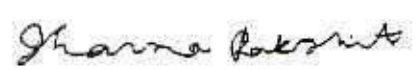
District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Tamluk Road, Road Zone : (Jailkhana more – Rest) , Mouza: Parbatipur, JI No: 143, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-662	RS-183	Commercial	Bastu	0.6206 Dec	12,00,000/-	12,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-663	RS-183	Commercial	Bastu	0.0274 Dec	1,50,000/-	1,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	RS-664	RS-183	Commercial	Bastu	0.0182 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			.6662Dec	14,50,000 /-	14,50,000 /-	
		Grand Total :			.6662Dec	14,50,000 /-	14,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	50,000 /-	50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs JHARNA RAKSHIT Wife of Late SUJIT RAKSHIT Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	Photo  23/08/2023	Finger Print  LTI 23/08/2023	Signature  23/08/2023
J. NO. KUMAR THULI STREET, HATHKHOLA, City:- Not Specified, P.O:- HATHKHOLA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx7R, Aadhaar No: 26xxxxxxxx8647, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office				
2	Name Mrs KUMKUM RAKSHIT Daughter of Late SUJIT RAKSHIT Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	Photo  23/08/2023	Finger Print  LTI 23/08/2023	Signature  23/08/2023
N-238/3, FATHEPUR 2ND LANE, GARDEN REACH S.O., City:- Not Specified, P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx7C, Aadhaar No: 77xxxxxxxx2484, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office				

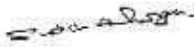
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARU CONSTRUCTION VILL. PARBATIPUR, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.:: ABxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sr No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANANDA KUMAR NAYAK (Presentant) Son of Late RANJAN KUMAR NAYAK Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
	Aug 23 2023 12:21PM	LTI 23/08/2023		23/08/2023
	VILL. PARBATIPUR, NEAR BARGABHIMA TEMPLE, WARD NO. 13, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7D, Aadhaar No: 45xxxxxxxx9989 Status : Representative, Representative of : ARU CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr RAJKUMAR SINGH Son of Late HARANATH SINGHA Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
	Aug 23 2023 12:21PM	LTI 23/08/2023		23/08/2023
	VILL. PARBATIPUR, NEAR BARGABHIMA TEMPLE, City:- Not Specified, P.O:- TAMLUK, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 45xxxxxxxx9624 Status : Representative, Representative of : ARU CONSTRUCTION (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr UTPAL MAITI Son of Late MANAS MOHAN MAITI Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
	Aug 23 2023 12:22PM	LTI 23/08/2023		23/08/2023
	VILL. PARBATIPUR, NEAR CHALANTIKA PARA, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5A, Aadhaar No: 78xxxxxxxx6728 Status : Representative, Representative of : ARU CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT ACHARYA Son of Mr S ACHARYA SITALA TALA LANE, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124			
	23/08/2023	23/08/2023	23/08/2023
Identifier Of Mrs JHARNA RAKSHIT, Mrs KUMKUM RAKSHIT, Mr ANANDA KUMAR NAYAK, Mr RAJKUMAR SINGH, Mr UTPAL MAITI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA RAKSHIT	ARU CONSTRUCTION-0.3103 Dec
2	Mrs KUMKUM RAKSHIT	ARU CONSTRUCTION-0.3103 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA RAKSHIT	ARU CONSTRUCTION-0.0137 Dec
2	Mrs KUMKUM RAKSHIT	ARU CONSTRUCTION-0.0137 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA RAKSHIT	ARU CONSTRUCTION-0.0091 Dec
2	Mrs KUMKUM RAKSHIT	ARU CONSTRUCTION-0.0091 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA RAKSHIT	ARU CONSTRUCTION-50.00000000 Sq Ft
2	Mrs KUMKUM RAKSHIT	ARU CONSTRUCTION-50.00000000 Sq Ft

23-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:17 hrs on 23-08-2023, at the Office of the A.R.A. - I KOLKATA by Mr ANANDA KUMAR NAYAK ,.

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 15,00,000/-

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

Execution is admitted on 23/08/2023 by 1. Mrs JHARNA RAKSHIT, Wife of Late SUJIT RAKSHIT, J. NO. KUMAR THULI STREET, HATHKHOLA, P.O: HATHKHOLA, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 2. Mrs KUMKUM RAKSHIT, Daughter of Late SUJIT RAKSHIT, N-238/3, FATHEPUR 2ND LANE, GARDEN REACH S.O., P.O: GARDEN REACH, Thana: Metiaburutz, , South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession House wife

Indetified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, SITALA TALA LANE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

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

Execution is admitted on 23-08-2023 by Mr ANANDA KUMAR NAYAK, PARTNER, ARU CONSTRUCTION (Partnership Firm), VILL. PARBATIPUR, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, SITALA TALA LANE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 23-08-2023 by Mr RAJKUMAR SINGH, PARTNER, ARU CONSTRUCTION (Partnership Firm), VILL. PARBATIPUR, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, SITALA TALA LANE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 23-08-2023 by Mr UTPAL MAITI, PARTNER, ARU CONSTRUCTION (Partnership Firm), VILL. PARBATIPUR, City:- Not Specified, P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of Mr S ACHARYA, SITALA TALA LANE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,098.00/- (A(1) = Rs 15,000.00/- ,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 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:14PM with Govt. Ref. No: 192023240181503691 on 22-08-2023, Amount Rs: 15,014/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1349477926 on 22-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 60,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4412, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2023 4:14PM with Govt. Ref. No: 192023240181503691 on 22-08-2023, Amount Rs: 60,020/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1349477926 on 22-08-2023, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
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 1901-2023, Page from 268679 to 268711
being No 190106913 for the year 2023.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2023.08.25 17:37:33 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/08/25 05:37:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2023

DEED OF CONVEYANCE

BETWEEN

Jharna Rakshit

Kumkum Rakshit

Owners/Vendors

ARU Construction

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Advocate

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700157