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पश्चिम बंगाल WEST BENGAL

AN 285804

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Additional Registrar
of Assurances-I, Kolkata

MOON MOON DAS



14 JUL 2023

DEED OF CONVEYANCE

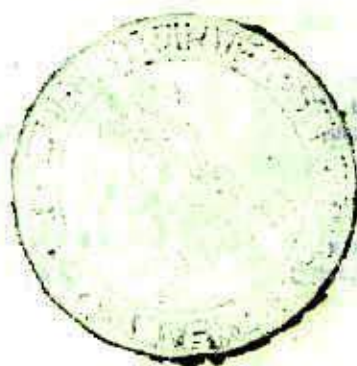
1. Date : 14.07.2023,
2. Place : Kolkata
3. Parties :
 - 3.1 MOON MOON DAS [PAN. AMDPD6890N], [AADHAAR

48785

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME _____
ADD. _____
Rs. _____
18 MAY 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kof-1

18 MAY 2023
18 MAY 2023



ADD. REGISTRAR
OF ALIEN REGISTRATION
KOLKATA
14 JUL 2023

NO. 743829688484] & [MOBILE NO. 801305517], wife of Panchanan Das, daughter of Late Sujit Rakshit @ Late Sujit Kumar Rakshit, grand daughter of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 40B/2, Kashi Mitra Ghat Street, P.O. Bagbazar, P.S. ~~Shyambpur~~ Kolkata - 700003, District - Kolkata, West Bengal.

Hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her 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 Bargabhma 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 Bargabhma 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 Chalantika 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.**

Owner/Vendor 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 23/504th</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>of Ardhendu</u>	<u>share of Moon Moon</u>
				<u>Sekhar Rakshit</u>	<u>Das on Total Property</u>
					<u>Sold/Said Property</u>
				<u>[In Decimal]</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.3103
663	183	90	Bastu	0.30	0.0137
664	183	90	Bastu	0.20	0.0091
				<u>7.30</u>	<u>0.3331</u>

In total undivided plot of Bastu land measuring **0.3331 (Zero Point Three Three Three One) Decimals** be the same a little more or less including cement flooring residential Tiles Shed measuring 100 Square Feet more or less, being undivided 23/504th 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 Owner/Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 CHAIN OF TITLE REGARDING ABSOLUTE OWNERSHIP OF MOON MOON DAS, OWNER/VENDOR 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
		48			7.30

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</u> <u>Ardhendu Sekhar Rakshit</u>	<u>Share Received from</u> <u>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>Ardhedu 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 Individual Ownership of Moon Moon Das :** Thus on the basis of the aforementioned facts and circumstances, the said Moon Moon Das, Owner herein, became the absolute owner 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 23/504th</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>of Ardhendu</u>	<u>share of Moon Moon</u>
				<u>Sekhar Rakshit</u>	<u>Das on Total Property</u>
				<u>[In Decimal]</u>	<u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.3103
663	183	90	Bastu	0.30	0.0137
664	183	90	Bastu	<u>0.20</u>	<u>0.0091</u>
				<u>7.30</u>	<u>0.3331</u>

In total plot of Bastu land measuring **0.3331 (Zero Point Three Three Three One) Decimals be the same a little more or less**, being undivided 23/504th 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 **Desire of Sale by the said Moon Moon Das to the present Purchaser :**

The said Moon Moon Das, Owner/Vendor herein, decides to sell her aforesaid property, i.e. **ALL THAT** piece and parcel of Bastu land measuring **0.3331 (Zero Point Three Three Three One) Decimals be the same a little more or less**, being undivided 23/504th 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.6,50,000.00 (Rupees Six Lakh Fifty Thousand only)**.

Moon Moon Das

5.1.2.2 **Acceptance by Purchaser :** The Purchaser herein has/have accepted the aforesaid proposal of the Owner/Vendor herein, and agreed to purchase the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, at an agreed consideration of **Rs.6,50,000.00 (Rupees Six Lakh Fifty Thousand only)**.

5.1.3 **TITLE AND REPRESENTATIONS :**

5.1.3.1 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances and on the basis of inheritance, the Owner/Vendor herein, has become the absolute owner of the Said Property.

5.1.3.2 **True and Correct Representations :** The Owner/Vendor is the absolute and undisputed Owner 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 Owner/Vendor herein represents, warrants and covenants regarding encumbrances as follows :

5.1.4.1 **No Acquisition/Requisition :** The Owner/Vendor herein has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares 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 Owner/Vendor does 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 Owner/Vendor has 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 Owner/Vendor has 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 Owner/Vendor 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 Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner's/Vendor's predecessors-in-title and the title of the Owner/Vendor 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 Owner/Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **BASIC UNDERSTANDING :**

- 6.1 **Agreement to Sell and Purchase :** The Owner/Vendor has 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 Owner/Vendor herein.

7. **TRANSFER :**

- 7.1 **Hereby Made :** The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of her 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.6,50,000.00 (Rupees Six Lakh Fifty Thousand only)** paid by the Purchaser to the Owner/Vendor, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

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 Owner/Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for

Moon Moon Das

beneficial use of the Said Property, which includes all unrecorded/non-mutated lands received/inherited by the Owner/Vendor 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 Owner/Vendor about the correctness of her title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of her title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at her 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 Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.2.5 **Holding Possession :** The Owner/Vendor hereby covenants 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

Moon Moon Das

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 Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.

8.2.6 **Indemnity** : The Owner/Vendor hereby covenants that the Owner/Vendor 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 her heirs, administrators, representatives and assigns and/or her successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.

8.2.7 **No Objection to Mutation** : The Owner/Vendor declares 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 Owner/Vendor undertakes 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 Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and cost of the Owner/Vendor 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.

Moon Moon Das

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>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Recorded Property of Ardhendu</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</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>

vacant

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 : Jailkhana 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 : Jailkhana more -- Rest)].

THE SECOND SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY/SAID PROPERTY]
[SOLD BY MOON MOON DAS, OWNER/VENDOR HEREIN]

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 Property</u> <u>of Ardhendu</u> <u>Sekhar Rakshit</u> <u>[In Decimal]</u>	<u>Undivided 23/504th</u> <u>share of Moon Moon</u> <u>Das on Total Property</u> <u>Sold/Said Property</u> <u>[In Decimal]</u>
662	183	90	Bastu	6.80	0.3103 ✓
663	183	90	Bastu	0.30	0.0137 ✓
664	183	90	Bastu	0.20	0.0091 ✓
				7.30	0.3331 ✓

vacant

In total undivided plot of Bastu land measuring **0.3331 (Zero Point Three Three Three One) Decimals** be the same a little more or less including cement flooring residential Tiles Shed measuring 100 Square Feet more or less, being undivided 23/504th 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 : Jailkhana 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. Kishalay Mondal
355, M.N.K. Road (N)
Kolkata - 700035.

Moon Moon Das

Moon Moon Das

Owner/Vendor

2. Swati Acharya
Dakshin Parca
POPS - Barasat.
Kd - 700124.

Anand Kumar Nayak

Ananda Kumar Nayak

Drafted By :

Parish Narayan Swarnakar
Adv.
F/1305/914/2011
Judges Court, Barasat.

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.6,50,000.00 (Rupees Six Lakh Fifty Thousand 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>Mode of Transfer</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
RTGS-IDIBR52023071334408963	13.07.2023	Indian Bank, Tamluk	Rs.4,60,000.00
Cash	14.07.2023		Rs.1,90,000.00
TOTAL :			<u>Rs.6,50,000.00</u>

Witnesses :-

1. Kishalay Mondal
355, M.N.K. Road (N)
Kolkata - 700035.
2. Sujit Acharya
Kolkata - 700124.

Moon Moon Das

Moon Moon Das

Owner/Vendor

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

 Moon Moon Das	L.H.					
	R.H.					

ATTESTED :- Moon Moon Das

 Anand Kumar Nayan	L.H.					
	R.H.					

ATTESTED :- Anand Kumar Nayan

 Raj Kumar Singh	L.H.					
	R.H.					

ATTESTED :- Raj Kumar Singh

 Utpal Maiti	L.H.					
	R.H.					

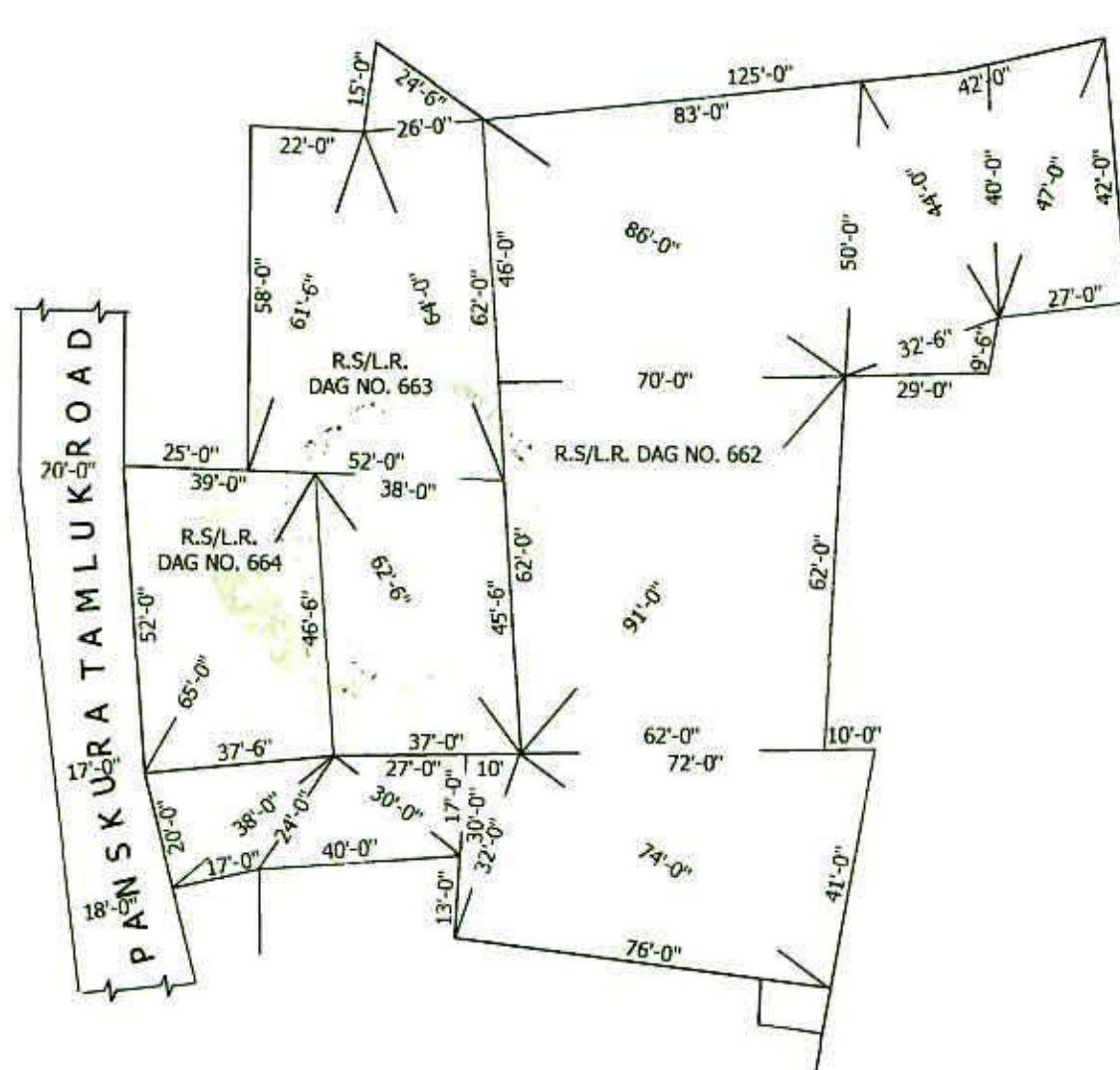
ATTESTED :- Utpal Maiti

SITE PLAN OF BASTU LAND MEASURING 48 DECIMALS MORE OR LESS, COMPRISED IN R.S./L.R. 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 TAMRALIPTA MUNICIPALITY, HAVING HOLDING NO. 247, IN WARD NO. 13 [PANSKURA TAMLUK ROAD, (ROAD ZONE : JAILKHANA MORE TO REST)], IN THE DISTRICT PURBA MIDNAPORE, PIN 721636, WEST BENGAL.

SOLD PROPERTY : UNDIVIDED BASTU LAND MEASURING 0.3331 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

VENDOR : MOON MOON DAS

PURCHASER : ARU CONSTRUCTION



Anand Kumar Nag
Raj Kumar Singh
Chaiti

Moon Moon Das

VENDOR'S SIGNATURE

PURCHASER'S SIGNATURE

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



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



192023240128105961

GRN Details

GRN: 192023240128105961 Payment Mode: Online Payment
GRN Date: 14/07/2023 13:48:54 Bank/Gateway: Bank of Boroda
BRN : 1344306505 BRN Date: 14/07/2023 13:50:17
GRIPS Payment ID: 140720232012810595 Payment Init. Date: 14/07/2023 13:48:54
Payment Status: Successful Payment Ref. No: 2001683658/10/2023

[Query No./Query Year]

Depositor Details

Depositor's Name: PINAKI CHATTOPADHYAY
Address: TEGHARIA MAIN ROAD
Mobile: 9163923942
Depositor Status: Advocate
Query No: 2001683658
Applicant's Name: Mr PINAKI CHATTAPADHYA
Identification No: 2001683658/10/2023
Remarks: Sale, Sale Document Payment No 10
Period From (dd/mm/yyyy): 14/07/2023
Period To (dd/mm/yyyy): 14/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001683658/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	5557
2	2001683658/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	1414

Total 6971

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140720232012810595

GRIPS Payment Detail

GRIPS Payment ID:	140720232012810595	Payment Init. Date:	14/07/2023 13:48:54
Total Amount:	6971	No of GRN:	1
Bank/Gateway:	Bank of Boroda	Payment Mode:	Online Payment
BRN:	1344306505	BRN Date:	14/07/2023 13:50:17
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PINAKI CHATTOPADHYAY
Mobile: 9163923942

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240128105961	Directorate of Registration & Stamp Revenue	6971
Total			6971

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY ONE 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



192023240127203091

GRN Details

GRN:	192023240127203091	Payment Mode:	Online Payment
GRN Date:	13/07/2023 19:06:17	Bank/Gateway:	Bank of Boroda
BRN :	1344222751	BRN Date:	13/07/2023 19:09:31
GRIPS Payment ID:	130720232012720308	Payment Init. Date:	13/07/2023 19:06:17
Payment Status:	Successful	Payment Ref. No:	2001683658/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	PINAKI CHATTOPADHYAY
Address:	TEGHARIA MAIN ROAD
Mobile:	9163923942
Depositor Status:	Advocate
Query No:	2001683658
Applicant's Name:	Mr PINAKI CHATTAPADHYA
Identification No:	2001683658/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	13/07/2023
Period To (dd/mm/yyyy):	13/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001683658/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	26020 ✓
2	2001683658/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	6514 ✓
Total				32534

IN WORDS: THIRTY TWO THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1901-05704/2023	Date of Registration	14/07/2023
Query No / Year	1901-2001683658/2023	Office where deed is registered	
Query Date	01/07/2023 6:16:53 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. 6,50,000/-	Rs. 7,91,426/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,677/- (Article:23)	Rs. 8,012/- (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: Parbalipur, 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	0.3103 Dec	5,00,000/-	5,73,926/-	Property is on Road Adjacent to Metal Road,
L2	RS-663	RS-183	Commercial	Bastu	0.0137 Dec	90,000/-	90,000/-	Property is on Road Adjacent to Metal Road,
L3	RS-664	RS-183	Commercial	Bastu	0.0091 Dec	60,000/-	60,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			.3331Dec	6,50,000 /-	7,23,926 /-	
	Grand Total :				.3331Dec	6,50,000 /-	7,23,926 /-	

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.	0/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	67,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MOON MOON DAS Wife of Mr PANCHANAN DAS Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
40 B/2, KASHI MITRA GHAT STREET, City:- Not Specified, P.O:- BAGBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: amxxxxxx0n, Aadhaar No: 74xxxxxxxx8484, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				

Buyer Details :

SI 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 :

SI 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 - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 2:28PM	 LTI 14/07/2023	 14/07/2023
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 RAJ KUMAR SINGHA Son of Late HARANATH SINGHA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office			
		Jul 14 2023 2:29PM	LTI 14/07/2023	14/07/2023
	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 - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office			
		Jul 14 2023 2:30PM	LTI 14/07/2023	14/07/2023
	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			
	14/07/2023	14/07/2023	14/07/2023
Identifier Of Mrs MOON MOON DAS, Mr ANANDA KUMAR NAYAK, Mr RAJ KUMAR SINGHA, Mr UTPAL MAITI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOON MOON DAS	ARU CONSTRUCTION-0.3103 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOON MOON DAS	ARU CONSTRUCTION-0.0137 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOON MOON DAS	ARU CONSTRUCTION-0.0091 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOON MOON DAS	ARU CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190105704 / 2023

On 14-07-2023

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 14:04 hrs on 14-07-2023, 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 7,91,426/-

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

Execution is admitted on 14/07/2023 by Mrs MOON MOON DAS, Wife of Mr PANCHANAN DAS, 40 B/2, KASHI MITRA GHAT STREET, P.O: BAGBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 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 14-07-2023 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 14-07-2023 by Mr RAJ KUMAR SINGHA, 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 14-07-2023 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 8,012.00/- (A(1) = Rs 7,914.00/- ,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 7,928/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 7:09PM with Govt. Ref. No: 192023240127203091 on 13-07-2023, Amount Rs: 6,514/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1344222751 on 13-07-2023, Head of Account 0030-03-104-001-16
Online on 14/07/2023 1:50PM with Govt. Ref. No: 192023240128105961 on 14-07-2023, Amount Rs: 1,414/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1344306505 on 14-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,677/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 31,577/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46785, Amount: Rs.100.00/-, Date of Purchase: 18/05/2023, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 7:09PM with Govt. Ref. No: 192023240127203091 on 13-07-2023, Amount Rs: 26,020/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1344222751 on 13-07-2023, Head of Account 0030-02-103-003-02

Online on 14/07/2023 1:50PM with Govt. Ref. No: 192023240128105961 on 14-07-2023, Amount Rs: 5,557/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1344306505 on 14-07-2023, 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 277664 to 277697
being No 190105704 for the year 2023.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2023.09.07 14:59:16 -07:00
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 07/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

DATED THE DAY OF 2023

DEED OF CONVEYANCE

BETWEEN

Moon Moon Das

Owner/Vendor

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