5912/2

I-6089/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

H 425512

H 425512

28/09/22
12-25 PM

Q-(2) 2875033/22

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

Additional District Sub-Registrar
Saighoria, 24 Pgs. (N)

13 OCT 2022

DEED OF CONVEYANCE

This indenture is made on this the 28th day of September, 2022, (TWO THOUSAND TWENTY TWO) A.D.

নং-
সন ও তারিখ-
ক্রেতার নাম-
সাকিন-
ষ্ট্যাম্প মূল্য-
ভেন্ডার শ্রী-
বারাসাত কোর্ট
উত্তর ২৪ পরগনা
টি. ভি. নং-
ষ্ট্যাম্প ক্রয়ের তারিখ- 07 SEP 2022
মোট ষ্ট্যাম্পের মূল্য- 170.0.0.0
ট্রেজারী অফিস-বারাসাত
ভেন্ডার শ্রী তাপস কুমার সাহা

5122
21-9-2022
Shambhu Gangopadhyay
Barasat Court
Advocate

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)
28 SEP 2022

BETWEEN

SRI SUBIR SAHA, PAN NO. ALUPS6916J, AADHAAR NO. 7908 4324 9748, S/O. Late Someswar Saha, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 67/45, Dr. Subodh Chandra Roy Sarani, P.O. – Birati, P.S.- Nimta, Kolkata : 700051, Dist. North 24-Parganas, hereinafter referred to as the "**VENDORS**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **FIRST PART**.

AND

"**M/S. MOONCITY REAL EATATE PRIVATE LIMITED**, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block – B, Ground Floor, Panchsheel Housing Complex, 120 M.B.Road, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AAFCM6490C, represented by its Directors namely, **1.** SHRI GAUTAM KARANJAI, S/O Late Narendra Mohan Karanjai, PAN NO. AKNPK3652M, AADHAAR NO. 6393 3774 3968, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. – Birati, P.S. – Nimta, Kolkata – 700 051 **2. SRI**

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

BIRENDRA KUMAR SAHA, Son of Behari Lal Saha, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 42, Kumaresh Nath Street, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. APEPS1964C, AADHAAR NO. 5617 8451 6336, hereinafter referred to as the **"PURCHASERS"** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS One Lalit Mohan Das and others was recorded owners measuring an area 1.84 Acre land more or less under Khatian No 460 within Mouza Birati, J.L. No. 7, Touzi No 1140, P.S. Dum Dum, S.R.O. Cossipore Dum Dum, District North 24 Parganas, within the limits of North Dum Dum Municipality.

AND WHEREAS during enjoying the same said Lalit Mohan Das and others jointly transferred a portion of land measuring an area 13 anna share i.e. 1.495 Acre out of measuring an area 1.84 Acre land dated 27.11.1940 to Smt Bimala Sundari Dasi, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 50, Pages from 21 to 24, Being Deed No 2912 for the year 1940.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

AND WHEREAS during enjoying the same said Smt Bimala Sundari Dasi transferred a land measuring an area 10 Cottahs to Smt Saraswati Devi Kanuria wife of Mahadev Prasad Kanuria, on 30.04.1941, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 22, Pages from 80 to 82, Being Deed No 1067 for the year 1941.

AND WHEREAS one Amarnath Roy Chowdhury purchased 19.5 Decimals of land dated 28.11.1940 from Hazarilla Das and others, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Being Deed No 2924 for the year 1940.

AND WHEREAS during enjoying the same said Amarnath Roy Chowdhury sold and transferred the said land dated 30.05.1941 to Smt Saraswati Devi Kanuria, which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 27, Pages from 114 to 116, Being Deed No 393 for the year 1941 and the said Smt Saraswati Devi Kanuria recorded in her name by a two sale deeds to Khatian No 652, in Mouza Birati, seized and possessed otherwise well and sufficiently entitled to the said property.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

AND WHEREAS during enjoying the said property said Smt Saraswati Devi Kanuria died intestate on 09.01.1959 leaving behind her husband Sri Mahadev Prasad Kanuria and one son namely Sri Gouri Shankar Kanuria as her legal heirs and successors and they jointly became the absolute owners of the land measuring about 36 Decimals with 5 Nos of Pucca Shop Room at J.L. No 7, Re. Su. No. 139, Touzi No. 1140, Jamider Khatian No 446, Praja Khatian No. 652, Sabek Khatian No. 60, Dag No. 235/1769 (27 Decimals), Dag No. 252/1728 (4 Decimals out of 13 Decimals) and Sabek Khatian No. 651, Dag No. 392/1770 (5 Decimals) i.e. total measuring an area 36 Decimals land but due to mistake said 5 Decimals of land wrongly recorded in the name of Smt Mangala Dasi under Khatian No 651 Dag No 392/1770 and thereafter after determine the same said Mangala Dasi on 13.11.1963 executed and registered a Deed of Na dabi patra Being No 8527 for the year 1963 which was registered at the office of S.R.O. Cossipore Dum Dum and recorded in Book No I, Volume No 128, Pages from 48 to 49 in favour of said Mahadev Prasad Kanuria and Sri Gouri Sankar Kanuria and now said Mahadev Prasad Kanuria and Sri Gouri Sankar Kanuria jointly became the absolute owners 36 Decimals of land and they mutated the said land under North Dum Dum Municipality and B.L. & L.R.O. office.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

AND WHEREAS during enjoying the said property said Sri Mahadev Prasad Kanuria and Sri Gouri Shankar Kanuria jointly sold and transferred a piece or parcel of land admeasuring more or less 10 Cottahs 14 Chittaks i.e. 18 Decimals with 5 old pucca Shop Room and one Tin shed structure out of 36 Decimals of land under R.S. Khatian No 652 and 651, R.S. Dag No 235/1769, 252/1728 and 392/1770, within Mouza Birati, J.L. No. 7, Touzi No 1140, Re. Su. No. 139 to Sri Someswar Saha on 10.08.1964 by virtue of a Deed of Conveyance Being No 6620, for the year 1964 which was registered at the office of S.R. Cossipore Dum Dum and recorded in Book No I, Volume No 98, Pages from 83 to 86.

AND WHEREAS during enjoying the said property said Someswar Saha died intestate on 05.07.1994 leaving behind him his wife Smt Sandhya Rani Saha, three sons namely Sri Subrata Saha, Sri Subir Saha and Sri Subhendu Saha and one daughter namely Smt Ratna Saha as his legal heirs and successors and they become the absolute joint owners of undivided 1/5th share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft each out of 10 Cottahs 14 Chittaks bastu land more or less with 5 old pucca shop rooms and one tin shed structure and they mutated their names within the concern North Dum Dum Municipality.

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

AND WHEREAS during enjoying the said property said Smt Ratna Saha sold and transferred her 1/5th share i.e. 02 Cottahs 02 Chittaks 36 Sq Ft land out of 10 Cottahs 14 Chittaks bastu land with proportionate share of structure thereon to M/S MOONCITY REAL ESTATE PVT. LTD on 24.04.2017 by virtue of a Deed of Conveyance Being No 1033, for the year 2017 which was registered at the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 28186 to 28222.

AND WHEREAS during enjoying the said property said Sandhya Rani Saha died intestate on 21.08.2018 leaving behind her three sons namely Sri Subrata Saha, Sri Subir Saha and Sri Subhendu Saha and one daughter namely Smt Ratna Saha as her legal heirs and successors and they become the absolute joint owners of undivided 1/4th share of land i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft each out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land more or less with structure thereon of their mother's property share.

AND WHEREAS during enjoying the said property said Smt Ratna Saha sold and transferred her undivided 1/4th share of land i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land with proportionate structure thereon to M/S MOONCITY REAL ESTATE PVT. LTD on 12.02.2021 by virtue of a Deed of Conveyance Being No 802, for the year 2021 which was registered at

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR ★ BELGHORIA, NORTH 24 PARGANAS ★

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

the office of A.D.S.R. Belgharia and recorded in Book No I, Volume No 1526, Pages from 29915 to 29959.

AND WHEREAS now the present vendor also inherited from his mother's property 1/4th undivided share i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land with proportionate structure thereon measuring about 100 Sq Ft R.T.S. and the property in question is free from all sorts of encumbrances.

AND WHEREAS the Owner/Vendor agrees to sell and the purchasers agree to purchase ALL THAT a piece or parcel of 1/4th undivided share i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land with proportionate structure thereon measuring about 100 Sq Ft R.T.S which is lying and situate at Mouza – Birati, J.L. No. 7, Touzi No. 1140, under R.S. Khatian No. 60(Sabek), Hal R.S. Khatian No. 651, 652, L.R. Khatian No 1481, R.S. Dag No. 235/1769, 252/1728 and 392/1770, within the police station – Nimta, Kolkata – 51, Dist. North 24 parganas, within the limits of the office of A.D.S.R. Belghoria, within the limits of under Ward No. 20, Holding No. 67 (45), M.B.Road, under North Dum Dum Municipality which is specifically mentioned in the Scheduled

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

written hereunder at or for the consideration of Rs. 5,20,000/- (Rupees Five Lac Twenty Thousand) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in consideration of Rs. 5,20,000/- (Rupees Five Lac Twenty Thousand) only on well truly paid in hand to the Vendor by the Purchaser on or before the execution of this present (the receipt whereof) the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendor doth hereby indefeasibly and absolutely grant, convey, assure sell and transfer unto and to the use of the Purchaser ALL THAT a piece or parcel of 1/4th undivided share i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land with proportionate structure thereon measuring about 100 Sq Ft R.T.S which is lying and situate at Mouza – Birati, J.L. No. 7, Touzi No. 1140, under R.S. Khatian No. 60(Sabek), Hal R.S. Khatian No. 651, 652, L.R. Khatian No 1481, R.S. Dag No. 235/1769, 252/1728 and 392/1770, within the police station – Nimta, Kolkata – 51, Dist. North 24 parganas, within the limits of the office of A.D.S.R. Belghoria, within the limits of under Ward No. 20, Holding No. 67 (45), M.B.Road, under North Dum Dum Municipality which is more fully and particularly described in the schedule below and shown in the map or plan annexed hereto or HOWSOEVER otherwise the said

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

property hereditaments any portion thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHERWITH all rights and benefits and in over and under the road as shown and delineated in the map hereto and all areas, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the said property hereditaments and belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND the reversion and reversions remainder and remainders AND all the estate, right, title, interest, use, trust, possession, property claim and demand both at law and in equity of the Vendors into and upon said property hereditaments and every part thereof AND all rents, issues, and profits thereof AND all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to concerning the said property hereditaments which are now or hereafter shall or may be in the custody, possession, control of the said Vendors or any person or persons from whom they can or may procure the same without suit and action at law or in equity free from all liens, attachments and encumbrances TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and o the use of the Purchaser absolutely and forever AND the Vendors doth hereby for themselves and their legal heirs, executors, administrators, representatives and covenants with the Purchaser and his heirs, executors,

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

administrators, representatives and assigns that NOTWITH STANDING any act deed or thing by the Vendors or any of their predecessor or predecessors in title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and hereby granted, conveyed and transferred or expressed so to be and every part thereof unto and to the use of Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or may void the same and that NOTWITHSTANDING any act deed or thing whatsoever and aforesaid the Vendors now have in herself good right full power absolute authority and indefeasible title to sell, convey or transfer the said property hereditaments and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely forever and that the Vendors have not in any way encumbered to the said property hereditaments and hereby granted, conveyed and transferred AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold possessed and enjoyed the said property hereditaments and every part thereof and receive and take all rents, issues and profits thereof and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably came in from under or in trust for the

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N).

28 SEP 2022

Vendors or from or under any of her predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE OF PROPERTY ABOVE REFFERED TO Bastu Residential ~~Bastu~~ Land

ALL THAT a piece or parcel of 1/4th undivided share i.e. 00 Cottahs 08 Chittaks 31.5 Sq Ft out of 2 Cottahs 02 Chittaks 36 Sq Ft bastu land with proportionate structure thereon measuring about 100 Sq Ft R.T.S which is lying and situate at Mouza – Birati, J.L. No. 7, Touzi No. 1140, under R.S. Khatian No. 60(Sabek), Hal R.S. Khatian No. 651, 652, L.R. Khatian No 1481, R.S. Dag No. 235/1769, 252/1728 and 392/1770, within the police station – Nimta, Kolkata – 51, Dist. North 24 parganas, within the limits of the office of A.D.S.R. Belghoria, within the limits of under Ward No. 20, Holding No. 67 (45), M.B.Road, under North Dum Dum Municipality and which is butted and bounded of the entire property in the following manners:

On the North : 40 Feet M.B.Road,

On the South : Land of Radhashyam Saha and Siddheswar Ghosh,

On the East : Land of Smt Kanak Lata Saha,

Subir Saha.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

On the West : Property of Sri Siddheswar Ghosh.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal and delivered these presents on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of witnesses:-

1. Subinta Saha
S/o Subodh Chandra Roy Sarani
Kol - 51

Subir Saha

SIGNATURES OF THE VENDORS

Mooncity Real Estate Pvt. Ltd.
Director

Mooncity Real Estate Pvt. Ltd.
Director

2. Amit Bose
South Prabhat Lesh
Orim te Nagar

SIGNATURE OF THE PURCHASERS

-: Drafted & prepared by :-

SHAMBHU GANGOPADHYAY

ADVOCATE

Judges Court Barasat, North 24 Parganas.

Registration No. WB/700/1999.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR ★ BELGHORIA, NORTH 24 PARGANAS ★

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 5,20,000/- (Rupees Five Lac Twenty Thousand) only from the within mentioned Purchaser in full in the following manner :-

1. By a Cheque bearing No. 052311, dated 19.03.2018 Rs. 3,20,000/-

   Issued by Federal Bank

2. By a Cheque bearing No. 253674, dated 04.07.2022 Rs. 2,00,000/-

   Issued by Federal Bank.

Total ::- Rs. 5,20,000/-

(Rupees Five Lac Twenty Thousand) only

WITNESSES :-

1. Sujata Saha
DR-Subodh Chandra Roy Sarani
KOL-51

Sabir Saha.

SIGNATURES OF THE VENDOR

2. Anu Sar

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

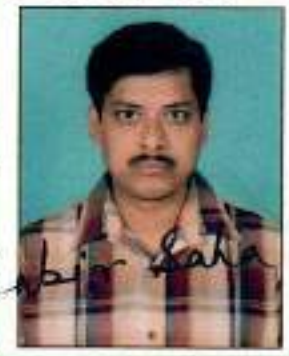
UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Sabir Saha.

Signature of the Presentant

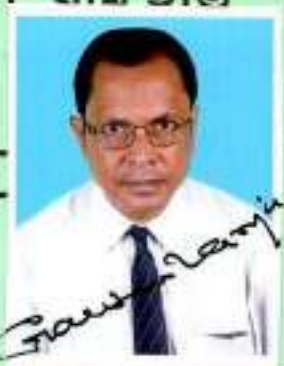
Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

Birendra Kumar Saha.

Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR ★ SIMANA ★ BELGHORIA, NORTH 24 PARGANAS ★

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

28 SEP 2022

SITE PLAN PREPARED IN PART OF R. S. DAG NO-, 392,235,252 1770,1769,1728 J. L. NO-7, MOUZA- BIRATI,TOUZI NO-1140, R.S.KHATIAN NO-.651,652, WARD NO-20,HOLDING NO.-67(45),M. B. ROAD, P.S.-NIMTA, DIST.-NORTH 24 PGS., UNDER NORTH DUM DUM MUNICIPALITY.

OWNERS :

1. SMT. SANDHYA RANI SAHA W/O-LT.SAMESWAR SAHA
2. SRI. SUBRATA SAHA S/O-LT.SAMESWAR SAHA
3. SRI. SUBIR SAHA S/O-LT.SAMESWAR SAHA
4. SRI. SUBENDHU SAHA S/O-LT.SAMESWAR SAHA
5. SMT. RATNA SAHA D/O-LT.SAMESWAR SAHA

SCALE=1"=20'-0"

N

LAND AREA : 10K.-14CH.-0SFT.MARK BYE RED LINE (M/L)

TALY SHED- 400SFT.

TIN SHED- 610SFT.

SALE LAND- 8CH 31.5 Sq Ft & 100Sq Ft

L/O RADHESHYAM SAHA, SIDDESWAR GHOSH & OTHERS

Mooncity Real Estate Pvt. Ltd.

Director

1. Mooncity Real Estate Pvt. Ltd.

Director

2.

SIG.OF PURCHASER

SIG.OF VENDOR

1.

2.

3.

4.

SIG.OF CONFIRMING PARTY

S. K. RAY (ARCHITECT)
For S. K. RAY & CO
Surveyor, Planmaker, Estimator & Ve
52, New Road, Mandirpara, Birati,
Licence No.-N.D.D.M./L.B.S./
Class-I, L.B.S. of North Dum Dum

SITE PLAN

DRAWN BY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

18-1

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
BELGHORIA, NORTH 24 PARGANAS

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)
28 SEP 2022

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

GRN Details

GRN:	192022230130465398	**Payment Mode:**	Online Payment (SBI Epay)
GRN Date:	28/09/2022 08:56:51	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	3390261768840	**BRN Date:**	28/09/2022 08:57:55
Gateway Ref ID:	CHK5526230	**Method:**	State Bank of India NB
Payment Status:	Successful	**Payment Ref. No:**	2002875033/3/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Ms MOONCITY REAL ESTATE PVT LTD
Address:	Birati, By Cash
Mobile:	8617216552
Period From (dd/mm/yyyy):	28/09/2022
Period To (dd/mm/yyyy):	28/09/2022
Payment ID:	2002875033/3/2022
Dept Ref ID/DRN:	2002875033/3/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002875033/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	29377
2	2002875033/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	8603
			Total	**37980**

IN WORDS: **THIRTY SEVEN THOUSAND NINE HUNDRED EIGHTY ONLY.**

Major Information of the Deed

Deed No :	I-1526-06089/2022	Date of Registration	13/10/2022
Query No / Year	1526-2002875033/2022	Office where deed is registered	
Query Date	23/09/2022 9:22:31 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Amit Basu Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8617216552, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 5,20,000/-		Rs. 8,58,937/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 34,377/- (Article:23)		Rs. 8,603/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Madhusudan Banerjee Road, Mouza: Birati, JL No: 0, Pin Code : 700051

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-235/1769	RS-651	Bastu	Bastu	3 Chatak 31.5 Sq Ft	2,00,000/-	3,53,812/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-252/1728	RS-651	Bastu	Bastu	3 Chatak	2,00,000/-	2,86,875/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-392/1770	RS-652	Bastu	Bastu	2 Chatak	1,00,000/-	1,91,250/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			.8972Dec	5,00,000 /-	8,31,937 /-	
	Grand Total :				.8972Dec	5,00,000 /-	8,31,937 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	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	20,000 /-	27,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr SUBIR SAHA** Son of Late SOMESWAR SAHA Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	 28/09/2022	 LTI 28/09/2022	Subir Saha. 28/09/2022
	67/45 DR SUBODH CHANDRA ROY SARANI, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MOONCITY REAL ESTATE PRIVATE LIMITED** ROOM NO 1, GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr GAUTAM KARANJAI** Son of Late NARENDRA MOHAN KARANJAI Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:30PM	 LTI 28/09/2022	Gautam Karanjai 28/09/2022
	67 SIBACHAL ROAD, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)			

2	Name	Photo	Finger Print	Signature
	Mr BIRENDRA KUMAR SAHA (Presentant) Son of Late BEHARI LAL SAHA Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:41PM	 LTI 28/09/2022	28/09/2022

42 KUMARESH NATH STREET, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT BASU Son of Mr TAPAS BASU SOUTH PRATAPGARH, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	28/09/2022	28/09/2022	28/09/2022

Identifier Of Mr SUBIR SAHA, Mr GAUTAM KARANJAI, Mr BIRENDRA KUMAR SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-0.381563 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-0.309375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-0.20625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-100.00000000 Sq Ft

On 28-09-2022

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

Presented for registration at 13:10 hrs on 28-09-2022, at the Office of the A.D.S.R. Belghoria by Mr BIRENDRA KUMAR SAHA ,.

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 8,58,937/-

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

Execution is admitted on 28/09/2022 by Mr SUBIR SAHA, Son of Late SOMESWAR SAHA, 67/45 DR SUBODH CHANDRA ROY SARANI, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Business

Indetified by Mr AMIT BASU, , , Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-09-2022 by Mr GAUTAM KARANJAI, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO 1, GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, , , Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-09-2022 by Mr BIRENDRA KUMAR SAHA, DIRECTOR, MOONCITY REAL ESTATE PRIVATE LIMITED (Private Limited Company), ROOM NO 1, GROUND FLOOR PANCHASHEEL HOUSING COMPLEX 120 M B ROAD, Block/Sector: B, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr AMIT BASU, , , Son of Mr TAPAS BASU, SOUTH PRATAPGARH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,603.00/- (A(1) = Rs 8,589.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,603/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 8:57AM with Govt. Ref. No: 192022230130465398 on 28-09-2022, Amount Rs: 8,603/-, Bank: SBI EPay (SBIePay), Ref. No. 3390261768840 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,377/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 29,377/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 5122, Amount: Rs.5,000.00/-, Date of Purchase: 21/09/2022, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 8:57AM with Govt. Ref. No: 192022230130465398 on 28-09-2022, Amount Rs: 29,377/-, Bank: SBI EPay (SBIePay), Ref. No. 3390261768840 on 28-09-2022, Head of Account 0030-02-103-003-02

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

On 13-10-2022

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

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

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 187619 to 187643

being No 152606089 for the year 2022.

Digitally signed by SOUGATA DAS
Date: 2022.10.17 13:13:21 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2022/10/17 01:13:21 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

West Bengal.

(This document is digitally signed.)