

4000/23

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2-3963/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 748853

23/08/23  
12-35 PM

2-2138368/23

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

Additional District Sub-Registrar  
Belghoria 24 Pgs. (N)

23 AUG 2023

**DEED OF CONVEYANCE**

This indenture is made on this the 23rd day of August, 2023 (TWO THOUSAND TWENTY THREE). A.D.

6079  
31/7/2023

নব্ব- Shambhu Gangopadhyay  
Advocate  
দল ও তারিখ- Barasat Judges Court

সাক্ষিন-  
স্ট্যাম্প মূল্য-  
ভেডার শ্রী-

বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

টি. ভি. নং-

স্ট্যাম্প ক্রয়ের তারিখ-

স্ট্যাম্পের মূল্য-

ট্রেজারী অফিস-বারাসাত

ভেডার শ্রী তাপস কুমার সাহা

17 MAY 2023

300000



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

23 AUG 2023

**BETWEEN**

**SRI SUBRATA SAHA**, PAN NO. BLOPS6656Q, AADHAAR NO. 2555 7988 5746, VOTER ID NO WB/20/138/156088, 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 “**VENDOR**” (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 ESTATE PRIVATE LIMITED**, registered under The Companies Act. 1956, having its registered office at Room No. 1, Block – B, Ground Floor, Panchasheel 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, VOTER ID NO. BWC0475962, by faith - Hindu, by occupation - Business, residing at 67, Sibachal Road, P.O. – Birati, P.S. – Nimta, Kolkata – 700 051 **2. SRI 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, VOTER ID NO. WB/20/138/198550, **3. SRI ABHISEKH BOTHRA**, Son of Sri Prakash Chand Bothra, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 120, M.B.Road, Panchasheel Housing Complex, P.O. - Birati, P.S.- Nimta, Kolkata - 700051, within District North 24 Parganas, PAN NO. AKCPB8129R, AADHAAR NO. 9862 8624 0044, VOTER ID NO. XVM0854182 & **4. SRI KESHAB SARDA**, Son of Sri Bishnu Kumar Sarada, by faith – Hindu, by occupation – Business, by Nationality – Indian, permanently residing at Avani Oxford Phase 2, Block 2, Flat NO. 12H, 136, Jessore Road, Bangur Avenue, P.O. – Bangur Avenue, P.S.- Lake Town, Kolkata 700055, District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, hereinafter referred to as the **“PURCHASERS”** and as per resolution adopted amongst all Directors of “MOONCITY REAL ESTATE PRIVATE LIMITED” dated 10<sup>th</sup> day of August, 2023 by the Board Meeting of Directors it was held that the signing authority on behalf of Company would be any 2 (Two) out of 4 (Four) Directors of the Company (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.

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.

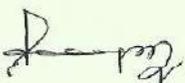
AND WHEREAS during enjoying the said property said Smt Saraswati Devi Kanuria died intestate on 09.01.1959 leaving behind her husband Sri Mahadev Prasad Kanuria and one son namely Sri Gouri Shankar Kanuria as her legal heirs and successors and they jointly became the absolute owners of the land measuring 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.

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 1/5<sup>th</sup> 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 500 Sq Ft old tin shed structure thereon and they mutated their names within the concern North Dum Dum Municipality and thereafter said Smt Sandhya Rani Saha, Sri Subhendu Saha, Smt Ratna Saha sold out their property in favour of the present purchaser and thereafter all the present owners of the property left by deceased Someswar Saha and another land owner Sri Radheshyam Saha amalgamated their property into an amalgamated Holding No. 67(45), M.B.Road, totally Land area 25 Cottahs 06 Chittaks 14 Sq Ft.

AND WHEREAS now the present vendor being the legal heir of Late Someswar Saha is the 1/5<sup>th</sup> share holder of 10 Cottahs 14 Chittaks 00 Sq Ft along with 500 Sq Ft old tin shed structure thereon i.e. 02 Cottahs 02 Chittaks 36 Sq Ft land along with 100 Sq Ft old tin shed structure thereon and the property in question is free from all sorts of encumbrances.

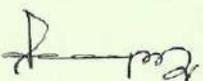
AND WHEREAS the Owner/Vendor agrees to sell and the purchasers agree to purchase ALL THAT a piece or parcel of 1/5<sup>th</sup> undivided share of 10 Cottahs 14 Chittaks 00 Sq Ft along with 500 Sq Ft old tin shed structure thereon i.e. 02 Cottahs 02 Chittaks 36 Sq Ft land along with 100 Sq Ft old tin shed structure



thereon 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 1683, R.S. & L.R. 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 written hereunder at or for the consideration of Rs. 40,00,000/- (Rupees Forty Lac) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in consideration of Rs. 40,00,000/- (Rupees Forty Lac) 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 1/5<sup>th</sup> undivided share of 10 Cottahs 14 Chittaks 00 Sq Ft along with 500 Sq Ft old tin shed structure thereon i.e. 02 Cottahs 02 Chittaks 36 Sq Ft bastu land along with 100 Sq Ft old tin shed structure thereon 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 1683, R.S. & L.R. 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 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

*R. M.*

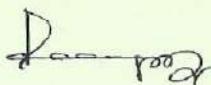
hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby for themselves and their legal heirs, executors, administrators, representatives and covenants with the Purchaser and his heirs, executors, 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 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 REFERRED TO**

ALL THAT a piece or parcel of 1/5<sup>th</sup> undivided share of residential land of 10 Cottahs 14 Chittaks 00 Sq Ft along with 500 Sq Ft old tin shed structure thereon i.e. 02 Cottahs 02 Chittaks 36 Sq Ft bastu land along with 100 Sq Ft old tin shed structure thereon 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 1683, R.S. & L.R. Dag No. 235/1769, 252/1728 and 392/1770, within the police station – Nimta, Kolkata – 700051, 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,

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. *Ami Banerjee*  
nimte nang

*Subrata Saha*

SIGNATURES OF THE VENDOR

2. *Pradip Saha*  
34, M.B. Road  
Nimta - Kal - 700049

Moocity Real Estate Pvt. Ltd.  
*Gauran Karjee*  
Director

Moocity Real Estate Pvt. Ltd.  
*Abhishek Bhatia*  
Director

SIGNATURE OF THE PURCHASERS

- Drafted & prepared by :-

*Shambhu Gangopadhyay*

SHAMBHU GANGOPADHYAY

ADVOCATE

Judges Court Barasat, North 24 Parganas.

Registration No. WB/700/1999.

**MEMO OF CONSIDERATION**

RECEIVED a sum of Rs. 40,00,000/- (Rupees Forty Lac) only from the within mentioned Purchaser in full in the following manner :-

- |   |                 |
|---|-----------------|
| 1. By a Cheque bearing No. 052310, dated 19.03.2018 | Rs. 6,25,000/-  |
| Issued by Fedarel Bank, Park Street Branch          |                 |
| 2. By a Cheque bearing No. 000018, dated 29.05.2023 | Rs. 2,00,000/-  |
| Issued by Bandhan bank, Birati Branch.              |                 |
| 3. By a Cheque bearing No. 000021, dated 23.08.2023 | Rs. 31,75,000/- |
| Issued by Bandhan bank, Birati Branch               |                 |

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Total ::- Rs. 40,00,000/-

(Rupees Forty Lac) only

**WITNESSES :-**

1. *Amil B...*

*Subrata Saha*

SIGNATURES OF THE VENDOR

2. *Pradip...*

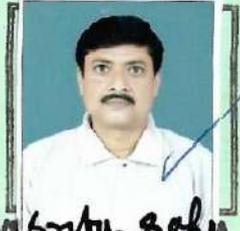
*...*

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Subrata Saha

ডান হাত

*Subrata Saha*

**Signature of the Presentant**

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Gaurav Kariyan

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

*Gaurav Kariyan*

**Signature of the Presentant**

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Abhishek

*Abhishek Bothra*

**Signature of the Presentant**

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

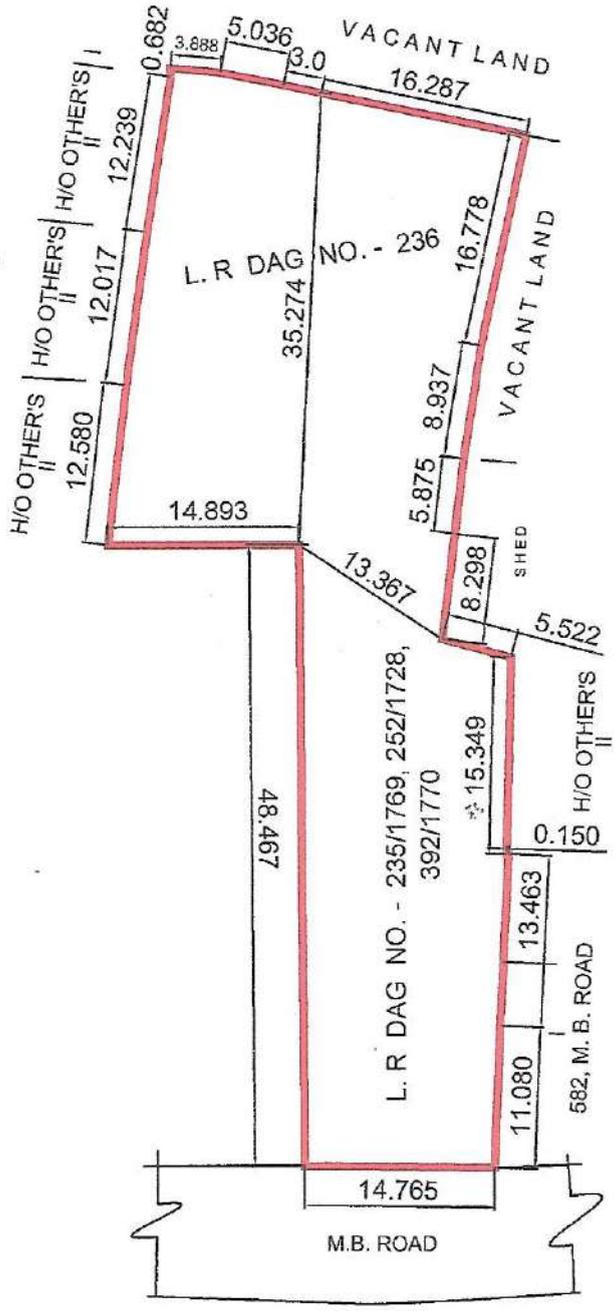
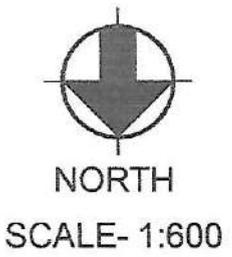
SITE PLAN OF A LAND SITUATED AT HOLDING NO.- 67 (45), M. B. ROAD, R.S.DAG NO.- 235/1769, 252/1728, 392/1770 & 236 L.R DAG NO.- 235/1769, 252/1728, 392/1770 & 236, R. S KHATIAN NO.- 651,652 & 80, L.R KHATIAN NO.- 1683,1684 & 1530 OF MOUZA - BIRATI, J. L.NO. - 7, WARD NO - 20 UNDER NORTH DUM DUM MUNICIPALITY, P.S- NIMTA, DIST - 24PGS(N)

NAME OF THE VENDOR : SRI SUBRATA SAHA

NAME OF THE VENDEE : MOONCITY REAL ESTATE PRIVATE LIMITED

AREA STATEMENT :

SL NO	LR.DAG NOS. OF LAND	LAND AREA	COVERED AREA	PURCHASE UNDIVIDED LAND AREA	PURCHASE UNDIVIDED COVERED AREA
1	235/1769, 252/1728 392/1770	10K-14CH- 0.0 SQFT	500 SQ.FT	2K-2CH-36 SQFT (1/5TH SHARE)	100.00 SQFT (1/5TH SHARE)
2	236	14K-8CH-14.0 SQFT	----	----	----



*Subrata Saha*

SIG. OF VENDOR

Mooncity Real Estate Pvt. Ltd.  
*Gautam Ray*  
Director

Mooncity Real Estate Pvt. Ltd.  
*Abhishek Bhatia*  
Director

SIG. OF VENDEE

COPIED BY:

*RUPAK DAS*  
22.08.23.  
**RUPAK DAS**  
CIVIL ENGINEER  
Empanelment No.- N.D.D.M./L.B.S-1/10



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



192023240182396928

GRN Details

GRN: 192023240182396928 Payment Mode: SBI Epay  
GRN Date: 22/08/2023 23:06:04 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8361719286439 BRN Date: 22/08/2023 23:08:54  
Gateway Ref ID: 202323412966794 Method: State Bank of India New PG CC  
GRIPS Payment ID: 220820232018239691 Payment Init. Date: 22/08/2023 23:06:04  
Payment Status: Successful Payment Ref. No: 2002138368/2/2023  
[Query No\*/Query Year]

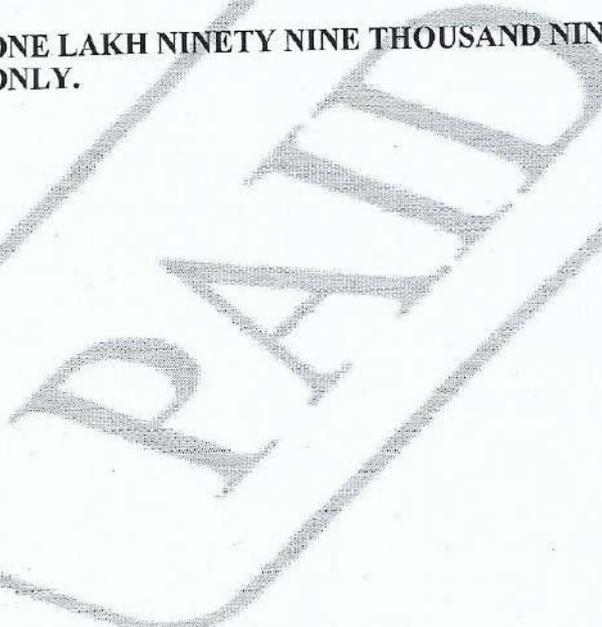
Depositor Details

Depositor's Name: Mr ABHISEKH BOTHRA  
Address: BIRATI KOLKATA 51  
Mobile: 9903917219  
Period From (dd/mm/yyyy): 22/08/2023  
Period To (dd/mm/yyyy): 22/08/2023  
Payment Ref ID: 2002138368/2/2023  
Dept Ref ID/DRN: 2002138368/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002138368/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	159970
2	2002138368/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	40014
			<b>Total</b>	<b>199984</b>

IN WORDS: ONE LAKH NINETY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.



## Major Information of the Deed

Deed No :	I-1526-03963/2023	Date of Registration	23/08/2023
Query No / Year	1526-2002138368/2023	Office where deed is registered	
Query Date	21/08/2023 1:40:31 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. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,020/- (Article:23)	Rs. 40,014/- (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, JI 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	Bagan	1 Katha 12 Chatak	32,00,000/-	32,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-252/1728	RS-651	Bastu	Shali	3 Chatak	4,00,000/-	4,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-392/1770	RS-652	Bastu	Danga	3 Chatak 36 Sq Ft	3,70,000/-	3,70,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>3.5888Dec</b>	<b>39,70,000 /-</b>	<b>39,70,000 /-</b>	
<b>Grand Total :</b>					<b>3.5888Dec</b>	<b>39,70,000 /-</b>	<b>39,70,000 /-</b>	

### 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.	30,000/-	30,000/-	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					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA SAHA</b> Son of Late SOMESWAR SAHA Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			
	23/08/2023		LTI 23/08/2023	23/08/2023
67/45 DR SUBODH CHANDRA ROY SARANI, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>MOONCITY REAL ESTATE PRIVATE LIMITED</b> 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.:: Axxxxxx0C,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
	<b>Mr GAUTAM KARANJAI (Presentant)</b> Son of Late NARENDRA MOHAN KARANJAI Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
	Aug 23 2023 1:08PM		LTI 23/08/2023	23/08/2023
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
	<b>Mr ABHISEKH BOTHRA</b> Son of Shri PRAKASH CHAND BOTHRA Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
		Aug 23 2023 1:09PM	LTI 23/08/2023	23/08/2023
120 M B ROAD PANCHASHEEL HOUSING COMPLEX, 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.:: AKxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr AMIT BASU</b> Son of Mr TAPAS BASU SOUTH PRATAPGARH, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	23/08/2023	23/08/2023	23/08/2023
Identifier Of Mr SUBRATA SAHA, Mr GAUTAM KARANJAI, Mr ABHISEKH BOTHRA			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-2.8875 Dec

#### Transfer of property for L2

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

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-0.391875 Dec

#### Transfer of property for S1

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

### Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 235/1769, RS Khatian No:- 651		
L2	RS Plot No:- 252/1728, RS Khatian No:- 651		

L3	RS Plot No:- 392/1770, RS Khatian No:- 652		
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**On 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 12:35 hrs on 23-08-2023, at the Office of the A.D.S.R. Belghoria by Mr GAUTAM KARANJAI ,

**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 40,00,000/-

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

Execution is admitted on 23/08/2023 by Mr SUBRATA 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 23-08-2023 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:- 70005

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 23-08-2023 by Mr ABHISEKH BOTHRA, 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:- 70005

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 40,014.00/- ( A(1) = Rs 40,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 11:08PM with Govt. Ref. No: 192023240182396928 on 22-08-2023, Amount Rs: 40,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 8361719286439 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. 1,60,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,59,970/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 6079, Amount: Rs.50.00/-, Date of Purchase: 31/07/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 11:08PM with Govt. Ref. No: 192023240182396928 on 22-08-2023, Amount Rs: 1,59,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 8361719286439 on 22-08-2023, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 109311 to 109334

being No 152603963 for the year 2023.



*SouGata Das*

Digitally signed by SOUGATA DAS  
Date: 2023.08.24 16:27:31 +05:30  
Reason: Digital Signing of Deed.

(Sougata Das) 2023/08/24 04:27:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)