

SL-5754/213

P-5691/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL.

AH 578420

13/12/23
12-40PW

Q-(2)299579#P23

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)

13 DEC 2023

DEED OF CONVEYANCE

This indenture is made on this the 13th day of December, 2023 (TWO THOUSAND TWENTY TWO), A.D.

3/11/2023

নং- Shambhu Gangopadhyay
Advocate
নং ও তারিখ- Berasat Judges Court
স্বাক্ষর নাম-
সাক্ষিন-
চ্যাম্প মূল্য-
ভেজের শ্রী-

100

বারাসাত কোর্ট
উত্তর ২৪ পরগনা

টি. ডি. নং-
চ্যাম্প প্রদানের তারিখ-
যেটি চ্যাম্পের মূল্য-
ট্রেকারী অফিস-বারাসাত
ভেজের শ্রী তাপস কুমার সাহা

11 OCT 2023
400000



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Addl. District Sub-Registrar
Beighonia 24 Pgs. (N)

13 DEC 2023

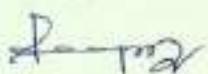
13/12

BETWEEN

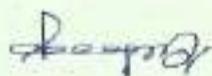
SRI SUBIR SAHA, PAN NO. ALUPS6916J, AADHAAR NO. 7908 4324 9748, VOTER ID NO. BWC0313775, S/O. Late Someswar Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 67/45, Dr. Subodh Chandra Roy Sarani, P.O. - Birati, P.S.- Nimta, Kolkata : 700051, Dist. North 24-Parganas, 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 ESTATE 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 Four 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 ABHISEKH BOTHRA**, Son of Sri Prakash Chand Bothra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 120, M.B.Road, Panchsheel 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, 3. **SRI KESHAB SARDA**, Son of Sri Bishnu Kumar Sarma, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Avani Oxford Phase 2, Block 2, Flat No. 12H, 136, Jessore Road, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata - 700055, within District North 24 Parganas, PAN NO. EHVPS3195G, AADHAAR NO. 3112 1765 9666, VOTER ID NO. WBE1730639, 4. **SMT ANITA GOENKA**, Wife of Sri Mahendra Kumar Goenka, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rosedale Gardens, Flat No. 11C, Action Area - 3, Chhapna, P.O. & P.S.- New Town, Kolkata - 700135, within District North 24 Parganas, PAN NO. ADYPG7838D, AADHAAR NO. 6364 4256 6496, VOTER ID NO. WB/24/162/414403, 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**.

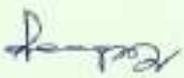


WHEREAS One Lalit Mohan Das and others was recorded owners measuring an area 1.84 Acre land more or less under Khatian No 460 within Mouza Birati, J.L. No. 7, Touzi No 1140, P.S. Dum Dum, S.R.O. Cossipore Dum Dum, District North 24 Parganas, within the limits of North Dum Dum Municipality.

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.

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.

[Handwritten signature]

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 $1/5^{\text{th}}$ 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.

AND WHEREAS now the present vendor Sri Subir Saha also inherited from his father's property $1/5^{\text{th}}$ undivided share of land i.e. 02 Cottahs 02 Chittaks 36 Sq Ft each out of 10 Cottahs 14 Chittaks bastu land with proportionate structure thereon measuring about 100 Sq Ft R.T.S. and after getting the same said Subir Saha mutated the said land in his name with the concern B.L. & L.R.O. vide L.R. Khatian No. 1684 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 $1/5^{\text{th}}$ 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 1684, 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 which is specifically mentioned in the Scheduled written hereunder at or for the consideration of Rs. 33,50,000/- (Rupees Thirty Three Lac Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

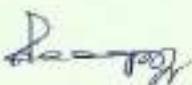
That in consideration of Rs. 33,50,000/- (Rupees Thirty Three Lac Fifty Thousand) only on well truly paid in hand to the Vendor by the Purchaser on or before the execution of this present (the receipt whereof) the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge of 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 1/5th undivided share of residential land of 10 Cottahs 14

D. Gupta

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 1684, 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 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 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 NOTWITHSTANDING 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 1/5th undivided share of residential land of 10 Cottahs 14 Chittaks 00 Sq Ft along with 500 Sq Ft old tin shed structure

D-13

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 1684, 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. *Pradip Paul*
94, M.B. Road
Nimta - Kat-49

Subir Saha

SIGNATURES OF THE VENDOR

Moocity Real Estate Pvt. Ltd.

Gautam Banerjee

Director

2. *Anita Banerjee*
nimta kat-49

Moocity Real Estate Pvt. Ltd.

Abhishek Bothra

Director

Moocity Real Estate Pvt. Ltd.

Anita Goenka

Director

Moocity Real Estate Pvt. Ltd.

Keshab Saha

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. 33,50,000/- (Rupees Thirty Three Lac Fifty Thousand) only from the within mentioned Purchaser in full in the following manner :-

- | | |
|--|-----------------|
| 1. By a Cheque bearing No. 052294, dated 24.01.2017
Issued by Federal Bank | Rs. 1,00,000/- |
| 2. By a Cheque bearing No. 052300, dated 03.07.2017
Issued by Federal Bank. | Rs. 30,000/- |
| 3. By a Cheque bearing No. 052302, dated 28.08.2017
Issued by Federal Bank | Rs. 4,00,000/- |
| 4. By a Cheque bearing No. 052318, dated 06.08.2018
Issued by Federal Bank | Rs. 2,00,000/- |
| 5. By a Cheque bearing No. 000025, dated 06.11.2023
Issued by Bandhan Bank | Rs. 1,00,000/- |
| 6. By a Cheque bearing No. 000030, dated 11.12.2023
Issued by Bandhan Bank. | Rs. 25,20,000/- |

Total :- Rs. 33,50,000/-

(Rupees Thirty Three Lac Fifty Thousand) only

WITNESSES :-

1. *Amir Bar*

Subir Saha.

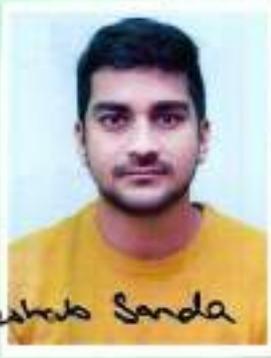
SIGNATURES OF THE VENDOR

2. *Prabir Kumar*

Harsh

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Keshab Sarda
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Keshab Sarda

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Subir Saha
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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

Subir Saha

Signature of the Presentant

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

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Signature of the Presentant

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



Signature of the Presentant

Signature of the Presentant

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

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Signature of the Presentant

Signature of the Presentant

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 SUBIR 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	----	----	----



Subir Saha
SIG. OF VENDOR
Mooncity Real Estate Pvt. Ltd.

Abhishek Bothra
Director
Mooncity Real Estate Pvt. Ltd.

Anita Groentha
Director
Mooncity Real Estate Pvt. Ltd.

SIG. OF VENDEE

COPIED BY:

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

Mooncity Real Estate Pvt. Ltd.

Kesava Sarda

Director



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101220232031380798

GRIPS Payment Detail

GRIPS Payment ID:	101220232031380798	Payment Init. Date:	10/12/2023 19:26:52
Total Amount:	167672	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5532504185127	BRN Date:	10/12/2023 19:29:11
Payment Status:	Successful	Payment Init. From:	Department Portal

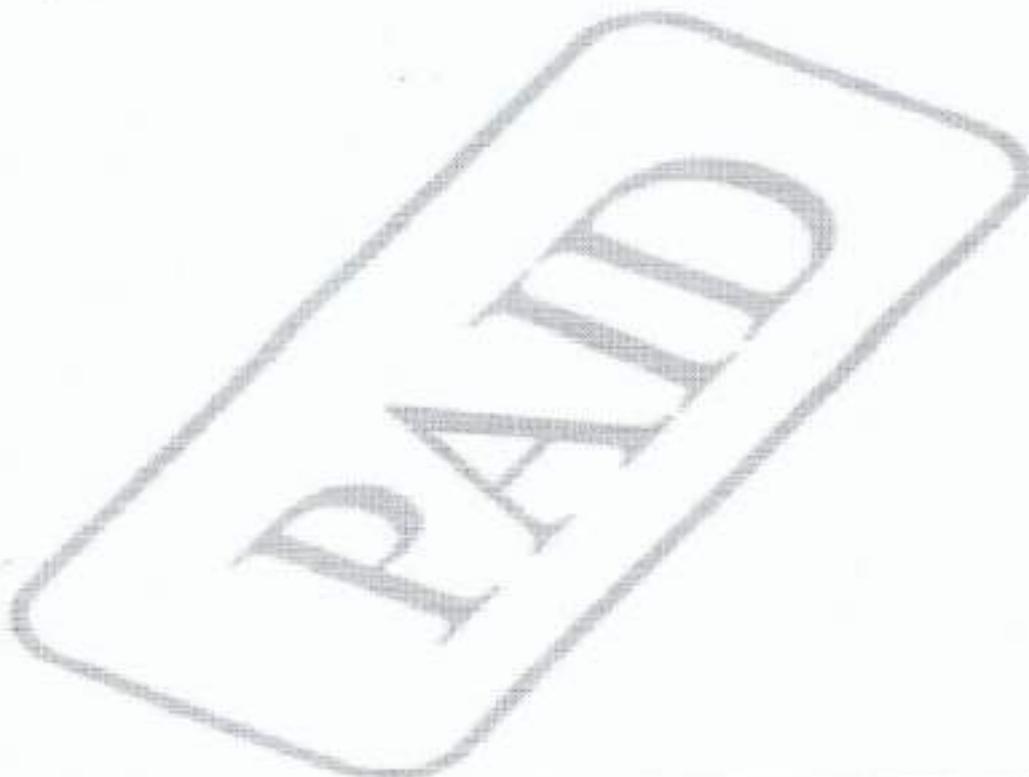
Depositor Details

Depositor's Name: Mr ABHISEKH BOTHRA
Mobile: 9903917219

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240313807998	Directorate of Registration & Stamp Revenue	167672
Total			167672

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND SIX HUNDRED SEVENTY TWO 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



192023240313807998

GRN Details

GRN:	192023240313807998	Payment Mode:	SBI Epay
GRN Date:	10/12/2023 19:26:52	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5532504185127	BRN Date:	10/12/2023 19:29:11
Gateway Ref ID:	202334491616272	Method:	State Bank of India New PG CC
GRIPS Payment ID:	101220232031380798	Payment Init. Date:	10/12/2023 19:26:52
Payment Status:	Successful	Payment Ref. No:	2002995797/3/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ABHISEKH BOTHRA
Address:	BIRATI KOLKATA 51
Mobile:	9903917219
Period From (dd/mm/yyyy):	10/12/2023
Period To (dd/mm/yyyy):	10/12/2023
Payment Ref ID:	2002995797/3/2023
Dept Ref ID/DRN:	2002995797/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002995797/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	134110
2	2002995797/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	33562
			Total	167672

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND SIX HUNDRED SEVENTY TWO ONLY.

PAYED

Major Information of the Deed

Deed No :	I-1526-05691/2023	Date of Registration	13/12/2023
Query No / Year	1526-2002995797/2023	Office where deed is registered	
Query Date	05/12/2023 7:46:06 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. 33,50,000/-	Rs. 33,54,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,34,210/- (Article:23)	Rs. 33,562/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

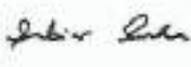
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Madhusudan Banerjee Road, Mouza: Birat, JI No: 0, Pin Code : 700051

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	26,72,750/-	26,77,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-252/1728	RS-651	Bastu	Shali	3 Chatak	2,86,875/-	2,86,875/-	Width of Approach Road: 40 FL, Adjacent to Metal Road,
L3	RS-392/1770	RS-652	Bastu	Danga	3 Chatak 36 Sq Ft	3,63,375/-	3,63,375/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					3.5888Dec	33,23,000 /-	33,27,750 /-	
Grand Total :					3.5888Dec	33,23,000 /-	33,27,750 /-	

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.	27,000/-	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	27,000 /-	27,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBIR SAHA Son of Late SOMESWAR SAHA Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	Photo  13/12/2023	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
KAILASH APARTMENT 178 M B 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.:: ALxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,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			
1	Name Mr GAUTAM KARANJAI Son of Late NARENDRA MOHAN KARANJAI Date of Execution - 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 , Place of Admission of Execution: Office	Photo  Dec 13 2023 10:58PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
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 Mr ABHISEKH BOTHRA (Presentant) Son of Shri PRAKASH CHAND BOTHRA Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 1:46PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
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)				
3	Name Mr KESHAB SARDA Son of Mr BISHNU KUMAR SARDA Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 1:01PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
AVANI OXFORD PHASE 2 BLCOK 2 FLAT NO. 12H 136 JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EHxxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED				
4	Name Smt ANITA GOENKA Wife of Shri MAHENDRA KUMAR GOENKA Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 12:59PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
ROSEDALE GARDENS, FLAT NO 11C, ACTION AREA 3 CHHAPNA, City:- , P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONCITY REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name 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	Photo  13/12/2023	Finger Print  Captured 13/12/2023	Signature  13/12/2023
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Identifier Of Mr SUBIR SAHA, Mr GAUTAM KARANJAI, Mr ABHISEKH BOTHRA, Mr KESHAB SARDA, Smt ANITA GOENKA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR SAHA	MOONCITY REAL ESTATE PRIVATE LIMITED-2.8875 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-0.391875 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

Endorsement For Deed Number : I - 152605691 / 2023

On 13-12-2023

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 12:40 hrs on 13-12-2023, at the Office of the A.D.S.R. Belghoria by Mr ABHISEKH BOTHRA ..

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 33,54,750/-

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

Execution is admitted on 13/12/2023 by Mr SUBIR SAHA, Son of Late SOMESWAR SAHA, KAILASH APARTMENT 178 M B ROAD, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Business

Identified 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 13-12-2023 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:- 700051

Identified 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 13-12-2023 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:- 700051

Identified 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 13-12-2023 by Mr KESHAB SARDA,

Identified 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 13-12-2023 by Smt ANITA GOENKA, 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

Identified 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 33,562.00/- (A(1) = Rs 33,548.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 33,562/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2023 7:29PM with Govt. Ref. No: 192023240313807998 on 10-12-2023, Amount Rs: 33,562/-, Bank: SBI EPay (SBIEPay), Ref. No. 5532504185127 on 10-12-2023, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,34,210/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,34,110/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 854, Amount: Rs.100.00/-, Date of Purchase: 03/11/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2023 7:29PM with Govt. Ref. No: 192023240313807998 on 10-12-2023, Amount Rs: 1,34,110/-,
Bank: SBI EPay (SBIPay), Ref. No. 5532504185127 on 10-12-2023, 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 161838 to 161864

being No 152605691 for the year 2023.



Sou

Digitally signed by SOUGATA DAS

Date: 2023.12.15 13:10:44 +05:30

Reason: Digital Signing of Deed.

(Sougata Das) 15/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.