
DATED THIS 8th DAY OF AUGUST, 2022

BETWEEN

KEMIA APARTMENTS LIMITED VENDOR
AND
MR. RAUNACK RUNGTA & ORS..... PURCHASERS

DEED OF CONVEYANCE



NISHANT KR. SARAF ADVOCATES
8, Old Post Office Street
2nd Floor, Kolkata-700001
(033) 2262 3384.
Email: nishantsaraf1976@gmail.com



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Certified that the document is admitted
 Registration. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document. **K 068034**

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

[Signature]
 District Sub-Register-II
 Alipore, South 24-Parganas

**DEED OF CONVEYANCE
 TRANSFERRED AREA:**

12 AUG 2022

10 (Ten) Cottahs, 11 (Eleven) Chittaks, 5 (Five) Sq. ft. with structure measuring an area of 1000 (One Thousand) Sq. Ft. Together With right to construct a Ground Plus Seven Storied building plan vide building Permit No. 2020120443 dated 22/03/2021 sanctioned by the Kolkata Municipal Corporation situated at Mouza - Nayabad, Touzi No. 56, Revenue Survey No. 3, J.L No. 25, comprised in R.S. Block No. 194, L.R. Khatian No. 2760, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station Panchasavar, Kolkata - 700 094, West Bengal.

THIS DEED OF CONVEYANCE made on this 8th day of AUGUST, Two Thousand and Twenty - Two (2022);

BETWEEN

[Signature]
 Shivani Jain
 Sanyasini
[Signature]
 Ranu Raju

[Signature]
 Shalini Rai

[Handwritten marks]
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 2369408

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Vishant K. Saral, Advocates
B. Old Post Office Street,
2nd Floor, Kolkata-700 001



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NAME _____
 ADD. _____
 Ref: 5077
 - 5 AUG 2022
 SURANJAN MUKHERJEE
 Learning Stamp Vendor
 C. C. Club
 2 B, R. B. Roy Road, Howrah

- 5 AUG 2022

Ranab Kupta



9543

- Ranab Kupta



9544

- Kalini Bai



9545

Shivani Jain



9546

Sreyansmita



9547

Parasmita Mondal



9548

Santosh Kumar

Sp. A. Kumar

B. Old Post Office

C. Kolkata-1



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KEMIA APARTMENTS LIMITED a Company incorporated under the provisions of The Companies Act, 1956 (CIN : U70109TN2008PLC068735) (PAN: AADCK4676N), having its Registered Office at Q-8/1, 4th Main Road, 14th Street, Anna Nagar, Chennai - 600040 and also at EM Block, Plot No. 3, Bengal Eco Intelligent Park, 14th Floor, Module - 15, Salt Lake, Sector 5, Kolkata 700 091, Post Office Nabadiganta & Police Station Electronics Complex, represented by its Authorized Signatory namely **SHALINI RAI**, (PAN: BTYPR0067A), (Aadtrr No.9178 6195 9399), daughter of Sri Suresh Rai, by Occupation - Service, by Faith - Hindu, by Nationality - Indian, of 109, Block F, Oriental Apartment, Humayun Kabir Sarani, Majherhat Bridge, New Alipore, Kolkata 700 053, Post Office & Police Station New Alipore, hereinafter referred to and called as "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **ONE PART**.

AND

(1) **MR. RAUNACK RUNGTA** (PAN : AWZPR 1113 L) (Aadhar No. 6568 2811 5167), son of Late Rajendra Kumar Rungta, by Nationality Indian, By Faith Hindu, By Occupation Business, of 19A, Sarat Bose Road, "Rameswara Apartment" Kolkata 700 020, Post Office & Police Station Bhawanipur, (2) **MR. SREYANS MUNOT** (PAN AJRPM7975Q) (Aadhar No. 5452 8170 7125), son of Mr. Parash Mall Munot, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah - 711101, (3) **MRS. SHIVANI JAIN** (PAN ARWPS4832M) (Aadhar No. 3383 1183 0760), wife of Mr. Hemant Jain, by Nationality Indian, by Faith Hindu, by Occupation Service, residing at Plot No. 100/6 & 100/7, 32/5 Sahapur Colony, Block J, Post Office & Police Station New Alipore, Kolkata- 700053 And (4) **MR. PARASHMAL MUNOT** alias **PARAS MAL MUNOT** (PAN: AKQPM7341G) (Aadhar No. 3374 2436 2410), son of Late Joharilal Munot, by Nationality Indian, By Faith Hindu, By Occupation Business, residing at 14, Kshirod Ghosh Road, Block-D, 7th Floor, Post Office - Howrah GPO, Police Station Golabari, Howrah-711101, hereafter jointly called the "**PURCHASERS**" (which term or expression shall, unless excluded by or repugnant to the subject or context, mean and include their respective heirs, legal representative, successor or successors-in-interest and/or assigns) of the **OTHER PART**.

WHEREAS one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising C.S. Dag No. 102, R.S. Dag

Parashmal munot
Shivani jain
Sreyans
Parash Rai

Shalini Rai



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Nos. 191 & 194, measuring 40.02 Decimals and 21.09 Decimals appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situate at Mouza Nayabad, J.L. No. 25, R.S. No.3, under Touzi No. 56, Pargana Khaspur, P.S.-formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS one Nagendra Nath Dey Sarkar and Others being the predecessors of Gyanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokalari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording his name in respect of Khatian No. 5 of Mouza-Nayabad and Khatian No. 11 of Mouza-Chakgaria.

AND WHEREAS the said Gyanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said Land to the said firm.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No. 16 of 1941 before the Learned 3rd Sub-Judge at Alipore against the other co-sharers of the property.

AND WHEREAS after hearing of the said suit in the said Court the Plaintiff firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the Said land.

AND WHEREAS during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons Sri Sasanka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhansu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy (2) Smt. Susama Rani Das, (3) Smt Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his

Pravash Mondal
Shivani Jain
Seegarsmish
Ramesh Singh

Shalini Rai



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only legal heirs who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the defendant No.12.

AND WHEREAS thereafter in the year 1969 by a registered short-term lease registered at the District Registrar, Alipore and recorded in Book No. I, Volume No. 11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Susama Rani Das, Smt. Bimala Rani Mondal (Dolui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of their two brothers said Biswa Sekhar Mondal and Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by registered Indenture dated 25.01.1969, recorded as Deed No. 275, for the year 1969, the aforesaid Lessors sold their right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and the right, title and interest of the said lessors in the said land became ceased and destroyed there from forever.

AND WHEREAS thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No. I, Volume No. 65, Pages 233 to 276, as Deed No.4198, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, assigned and assured her right, title and interest unto and in favour of Sri Biswa Sekhar Mondal and Sasanka Sekhar Mondal and the said Smt. Sudhangsu Bala Mondal became ceased and dispossessed there from.

AND WHEREAS in the manner aforesaid the said Biswa Sekhar Mondal, Sasanka Sekhar Mondal and Smt. Nilima Rani Mondal, jointly became the owners of 6/7th share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the Property.

AND WHEREAS thereafter the said Biswa Sekhar Mondal and Sasanka Sakhar Mondal as the Principal Party of the said Suit No. 16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being 27/320th share of each of them and the Ld. Court granted the said prayer.

AND WHEREAS thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza Nayabad along with other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the suit property in partition suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division

Pravash Mondal
Ashima Jain
Sreyans Mondal
Biswa Roy

Shalini Rai



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of the said property among the co-sharers thereof Accordingly Sri Bibhuti Bhusan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of the report submitted by the Pleader Commissioner, the said Suit was finally decreed on 14.07.1971, by the Ld. 3rd Sub-Judge, Alipore.

AND WHEREAS as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sri Sasanka Sekhar Mondal was absolutely allotted a separately demarcated area of land of the said Mouza Nayabad, comprising C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No. 102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos. 191 and 194 and since then the said Sasanka Sekhar Mondal had been enjoying the Said Property peaceably and in severally from others.

AND WHEREAS as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04th June, 1971, being Order No. 546, by the said Ld. Court based on the said report it was specifically noted of land marked "CHHA" (measuring 19 ½ Bigha) and land marked "JHA" (measuring 19 ½ Bigha) of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Sasanka Sekhar Mondal.

AND WHEREAS while being in peaceful and uninterrupted possession of the said property, said Sasanka Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No. I, Deed No.1301, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situate in the said Mouza Nayabad, comprising C.S. Dag No. 102, appertaining to C.S. Khatian No. 6, in R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag No. 194, J.L. No.25, R.S. No. 3, under Collectorate Touzi No. 56, P.S. formerly Tollygunge, thereafter Kasba, thereafter P.S. Purba, Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation, Ward No. 109 in favour of (1) Sri Amit Kumar Ghosh, son of Sri Ganga Prasad Ghosh, (2) Smt. Lilamoyee Ghosh, wife of Sri Ganga Prasad Ghosh, both residing at 32/A, Chandranath Chatterjee Street, P.S. Bhowanipur, Kolkata 700 025.

AND WHEREAS after purchase of the said land said Smt. Lilamoyee Ghosh empowered her son namely Sri Amit Kumar Ghosh to transfer her undivided ½ share of the property to any Third Party by virtue of a registered General Power of attorney

Ramesh Mal Mondal
Shivani Jain
Sreyans Mishra
Ramesh Raju

Shalini Rai



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dated 07.11.1988, registered at A.D.S.R. Alipore, recorded into Book No. IV, Volume No. 23, at Pages 135 to 142, Deed No. 931 for the year 1988.

AND WHEREAS said (1) Sri Amit Kumar Ghosh, (2) Smt. Lilamoyee Ghosh, were in continuous possession of their said purchased land along with unfettered right, title, interest thereto and they have been paying the necessary taxes to the concerned authority.

AND WHEREAS in need of cash money and also for other various legal necessities said Sri Amit Kumar Ghosh, for self and also on behalf of his mother namely Smt. Lilamoyee Ghosh, decided to sell their property by dividing their total purchased land into several small plots of land leaving therein passages for egress and ingress.

AND WHEREAS by and under a Bengali Registered Deed of Conveyance dated 01.10.1999, registered with the Office of the District Sub-Registrar-III, South 24-Parganas at Alipore recorded in Book No. I, Volume No. 104, at Pages 330 to 349, Being No.4073, for the year 1999, said Sri Amit Kumar Ghosh, for himself and also on behalf of his mother namely Smt. Lilamoyee Ghosh, sold, transferred, conveyed, assigned and granted a Plot of land measuring more or less 10 (Ten) Cottahs, 11 (Eleven) Chittacks, 5 (Five) Sq. Ft, be the same or a little bit more or less comprised in C.S. Khatian No.6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 123, 126, 127, 128, 131 and 133 appertaining to R.S. Dag No.194, situated in Mouza - Nayabad, District Collectorate Touzi No. 56, Revenue Survey No. 3, J.L. No.25, Plot No. 9, 10, 35 and 36, under P.S. the then Kashba, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar, within the District of South 24 Parganas which is under the Ward No. 109 of The Kolkata Municipal Corporation in favour of one Smt. Sipra Roy, Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Sri Manick Dhar, Mrinal Chowdhury, since deceased, Smt. Sudha Saha (Roy), Smt. Tripti Roy (Majumder), Sri Atul Kumar Saha, and Sri Tapan Saha for a valuable consideration as mentioned therein each having undivided 1/12th share of the total property.

AND WHEREAS simultaneously on the date of Purchase i.e. on 01.10.1999 the purchasers took over possession of their said land and thereafter mutated their names with the Office of the Block Land and Land Reforms Office herein after referred to as B.L. & L.R.O. having jurisdiction and paying all rate, rent and taxes thereof have been enjoying the said land jointly on ejmali basis as joint owners and possessors thereof without any hindrance and disputes from any corner whatsoever.

Prasanna Kumar Munda
Shivani Jain
Sreyanshu
Ramesh Singh

Shabini Rai



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AND WHEREAS after being mutated their names with the B.L. & L.R.O. in respect of the said land R.S. Khatian allotted in respect of said Land are 131, 132 and 133, appertaining to R.S. Dag No. 194 and rest R.S. Khatian Nos. were deleted with regard thereto and henceforth the said Land is comprised in R.S. Dag No. 194 appertaining to R.S. Khatian No.131, 132 and 133 in respect of the present Owners.

AND WHEREAS subsequently when the parties hereto attempted mutate their names with The Kolkata Municipal Corporation it has been detected that in the Schedule of said Purchase Deed being Deed No. 4073 the year 1999 due to a typographical mistake R.S. Khatian Nos. have not been correctly typed that is to say R.S. Khatian No.132 has not been typed and in another place typed 115, 123 instead of 115- 123 as such to rectify such anomalies parties herein on 21.04.2011 executed and registered a Deed of Declaration which also been registered with the Office of District Sub-Registrar-III. South 24-Parganas at Alipore and recorded in Book No. I, CD Volume No. 6, from Pages 6288 to 6297 as Being No.03096 for the year 2011.

AND WHEREAS by virtue of a registered Deed of Sale dated 15.09.2011, registered at D.S.R. III, Alipore and recorded in Book No. I, C.D. Volume No. 15, Pages 4719 to 4741, Being No. 7325 for the year 2011, aforesaid Sri Manik Dhar, Smt. Sipra Roy and Dr. Tapan Saha sold, transferred and conveyed their entire undivided share of the said land and property in favor of the other co owners of the property as a result the present owners each become the owners of the undivided 1/9th share of the total property.

AND WHEREAS said Mrinal Kanti Chowdhury, died intestate on 09.10.2012, leaving behind his wife namely Smt. Anuradha Chowdhury, one son Sri Avishek Chowdhury and one daughter namely Smt. Manashwini Chowdhury, inherited his undivided 1/9th share of the total property as per Hindu Succession Act, 1956.

AND WHEREAS by above said purchased and inheritance said Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Smt. Sudha Saha (Roy), Smt. Tiripti Roy (Majumder), Sri Atul Kumar Saha, Smt. Anuradha Chowdhury, Sri Avishek Chowdhury and Smt. Manashwini Chowdhury became the absolute joint owners of land measuring more or less 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft, be the same or a little bit more or less comprised in C.S. Khatian No. 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian No. 131 appertaining to R.S. Dag No. 194, situated in Mouza - Nayabad, District Collectorate Touzi No.56, Revenue Survey No. 3, J.L. No.25, Plot No. 9, 10, 35 and 36, under P.S. the then Kasha, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar, within the District of South 24-Parganas and

Prasanna mal munda
Shivani jain

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Shabini Roy



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thereafter they jointly recorded their names in the record of the Ld. B.L. & L.R.O. Kasba vide Mutation Case Nos. 410 of 2014 to 420 of 2014 and the Owners herein separately converted their nature of land from the Shali to Bastu and also mutated their names in the record of the K.M.C. known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, Ward No.109, P.S. Panchasayar, Kolkata-700 094.

AND WHEREAS being in need of money said Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Smt. Sudha Saha (Roy), Smt. TRIPTI Roy (Majumder), Sri Atul Kumar Saha, Smt. Anuradha Chowdhury, Sri Avishek Chowdhury and Smt. Manashwini Chowdhury, jointly sold conveyed and transferred All That the land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft. situated at Mouza Nayabad, Touzi No. 56, Revenue Survey No.3, J.L. No.25, in R.S. Dag No.194, under R.S. Khatin No. 131, known as K.M.C. Premises No.3453, Nayabad, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata 700 094, together with benefit of sanction of a Ground Plus Seven storied building plan vide building Permit No. 2020120443 dated 22.03.2021 sanctioned by The Kolkata Municipal Corporation, by a registered deed of conveyance dated 14.01.2022, registered at D.S.R.- V, Alipore, South 24 Parganas and recorded into Book No. I. Volume No.1630-2022, at Pages 34542 to 34611, Being No. 461 for the year 2022 to the Kemia Apartments Limited the **Vendor** herein for the consideration mentioned therein and in terms of registered Agreement for Sale, dated 06.05.2018, registered at D.S.R. - V, Alipore, South 24 Parganas and recorded into Book No. I. Volume No.1630-2018, at Pages 39567 to 39625, Deed No.163001177 for the year 2018.

AND WHEREAS by the above said purchased the **Vendor** is now the absolute Owner of the entire plot of land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft. more or less situated at Mouza Nayabad, J.L. No.25, comprising in R.S. Dag No. 194, under R.S. Khatin No. 131, known as K.M.C. Premises No. 3453, Nayabad, within the K.M.C. Ward No. 109. P.S. Panchasayar, Kolkata 700 094 Together With a Ground Plus Seven storied building Permit No. 2020120443 dated 22.03.2021 duly sanctioned by The Kolkata Municipal Corporation with Lift facility (herein after referred to as the "**Said Property**") more fully and particularly described in the **Schedule** hereunder written) and is in possession and enjoying the said property without any interruption and hindrances by anybody else.

*Patras mal munoh
Shivani Jain*

*Sreyans munoh
Ramesh Kuyal*

Shalini Rai



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AND WHEREAS Thus, the **Vendor** is fully seized and possessed of and/or otherwise well and sufficiently entitled to the **Said Property** and further declares that:-

- (a) The **Said Property** is free from all encumbrances of every nature and kind.
- (b) The **Vendor** has duly mutated its name in the record of the concern B.L. & L.R.O. under L.R. Khatian No. 2760 and also mutated its name in the record of the Kolkata Municipal Corporation under Assessee No. 31-109-08-6882-6.
- (c) The **Said Property** or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (d) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the **Said Property**.
- (e) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the **Said Property**.
- (f) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor are there any orders of attachment in respect thereof.
- (g) The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- (h) No part of the **Said Property** has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (i) The said Property has not been acquired by the Vendor either directly or indirectly out of any proceeds or money in contravention of the provision of the Money laundering Act 2002,

Padma mal munda
Shivani jain

Shalini Rai

Sreyansvati
Ramesh Rugh



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- (j) There is no water body in the **Said Property** and there is no case pending against the Vendor nor have the Vendor received notice of any such claim or proceeding.
- (k) The Vendor has not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
- (l) The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the **Said Property** by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- (m) The Vendor has full power and absolute authority to sell and transfer the **Said Property**.

Representing the above, the Vendor proposed to sell to the Purchasers the Said Property and relying on the above Representations of the Vendor the Purchasers are purchasing the Said Property for the total consideration of **Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacks) Only**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid and in consideration of the said sum of **Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacks) only** well and truly paid by the Purchasers to the Vendor on or before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchasers as well as the said land hereby conveyed) and the Vendor doth hereby grant, transfer, convey, sell, assure and assigns unto the said Purchasers **All That the Said Property** more specifically described in the **Schedule** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the Said Property and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished Together With all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the Said Property belonging or in anywise appertaining thereto or

Paros mal Muroh
Shivani jain
Srejanisurat
Ramesh Raju

Shalini Rai



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usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, pattabs, muniments writings, evidences of title whatsoever relating to or concerning the Said Property and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said Property known as K.M.C. Premises No. 3453, Nayabad, within the K.M.C. Ward No. 109, Police Station Panchasayar, Kolkata - 700 094 and hereditaments so to be unto the said Purchasers absolutely, forever, free from all encumbrances and the Vendor doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the Vendor now has good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the Said Property hereby sold or expressed or intended so to be, unto and to the use of the Purchasers in manner aforesaid and deliver vacant and peaceful possession of the said Property unto the Purchasers simultaneously with the execution of these presents **AND** the Purchasers shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said Property or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly imitated in the Kolkata Municipal Corporation in place of the Vendor or its predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the Vendor or any person or persons lawfully or equitably claiming title from under or in trust for the Vendor or any of its predecessors in title and interest and the Vendor hereby also covenant to keep the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendor or any of its predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said Property or part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchasers doth and execute or cause to be done and executed all such acts, deeds, things whatsoever for further, better and more perfectly assuring and conveying the said Property to and unto the said Purchasers as shall or may reasonably be required.

*Patras mal Murchh
Shivani Jain*

*Sagar ram
Ramesh Singh*

Shalini Rai



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The Vendor doth hereby declare that the said Property hereby sold and fully described in the Schedule hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The Said Property has not been acquired by the State of West Bengal or any public body nor the Vendor received any notice for such acquisition in respect of the said Property hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The Vendor is selling, the said Property while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the Said Property unto the Purchasers.

If any error or omission is transpired in future in the recitals of this Deed, the Vendor shall at the costs and request of the Purchasers do and execute any supplementary deed or deed of rectification in favour of the Purchasers, and/or their successors, representatives and assigns.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

1. That in respect of the Said Property and hereditament as held or enjoyed by the Vendor and conveyed hereby to the Purchasers, the Vendor has good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said Property and hereditament hereby sold and transferred, every part thereof unto and to the Purchasers in the manner as aforesaid and the Vendor further declare that it has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with anyone else in respect of its Said Property and hereditament save and except with the Purchasers herein.
2. That the Purchasers shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the Said Property and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the Vendor or any person or persons claiming under them.
3. That it shall be lawful for the Purchasers at all times hereafter to quietly and peaceably, hold, possess and enjoy and enter into and upon the Said Property and hereditament hereby sold conveyed and transferred unto the Purchasers

Prasanna Kumar
Shivani Jain
Sreyans Kumar
Ramesh Kumar

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Shalini Rai



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and every part thereof and receive the rents, issues and profits there from as to be fetched without any interruption, claims or demand whatsoever by or from the Vendor or any person claiming through, under or in trust arising through or for them.

4. That the Said Property and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the Vendor fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or has agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the Vendor or any of its predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the Vendor or any of its predecessor in title.
5. That the Vendor and every person or persons claiming any estate right title or interest through the Vendor shall and will at all times hereafter upon every reasonable request and at the costs of the Purchasers make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the Said Property more perfect and for assuring the said Property hereditament in favour of the Purchasers in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring its full rights of ownership, free from all encumbrances upon the Said Property and hereditament in favour of the Purchasers.
6. That the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the Said Property and shall receive the rent, issues and profits thereof without any lawful, eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor.
7. That the Vendor shall keep the Purchasers freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to

Rakesh Mal Munshi
Shivani Jain
Sreyaswanti
Ramesh Singh

Shabini Devi



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keep indemnified the Purchasers against all estates, claim, demands, charges, mortgages, liens, lis pendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the Vendor or any person lawfully or equitably claiming from under or in trust for the Vendor.

8. That the Vendor and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tin shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the Vendor shall and will from time to time at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the Purchasers accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.
9. That the said Vendor has prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
10. That Vendor also declares that it shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the Purchasers.
11. That the Vendor also declares herein that the Purchasers shall have every right of transfer of the "Said Property" as described in the Schedule hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.
12. The Purchasers shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and all so enjoy its full easement rights and the Purchasers shall have right to bring electric, telephone, drainage and sewerage connection through it.

Pratima Jain
Shivani Jain
Sreyanshu
Ramesh Singh

Shalini Rai



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13. The Purchasers herein has sanctioned building sanction plan vide Permit No. 2020120443 dated 22.03.2021 duly sanctioned by K.M.C. for the Schedule property and the Purchasers shall have full right to erect the building thereon according to the said sanctioned building plan as the VENDOR herein are selling the Schedule mentioned property along with the right of construction of the building as per aforesaid sanctioned building plan to the Purchasers herein who shall have full right for addition or alteration or regularization of the said plan and thereafter the Purchasers complete building and take the Completion Certificate by filing completion plan to be prepared by the Purchasers herein arising out of said sanctioned building plan.
14. The Vendor has not entered into any scheme or agreement or arrangement with its creditors whereby the said Premises or the rights of the Vendor in respect thereof are prejudiced or affected in any manner.
15. The Vendor hereby indemnify and agrees to keep the Purchasers saved, harmless and indemnified against all action, proceedings claims, demands, cost and expenses relation to the period till the date hereof that the Purchasers may suffer or incur hereafter by virtue of any claims of any nature whatsoever including KMC Tax in respect of any liabilities arising in connection with the Said Property, statutory or contractual, and the Vendor hereby further undertakes and covenant to forthwith pay, reimburse and/or make good such losses, expenses or cost incurred by the Purchasers.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of **Bastu Land** measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittaks 5 (Five) Sq. Ft.** whereon standing the structure measuring an area of **1000 (One Thousand) Sq. Ft.** **Together With** benefit of Sanction plan vide building Permit No. **2020120443** dated 22.03.2021 sanctioned by the Kolkata Municipal Corporation situated at Mouza - Nayabad, Touzi No. 56, Revenue Survey No. 3, J.L. No. 25, comprised in R.S. Dag No. 194, present L.R. Khatian No. 2760, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station Panchasayar (formerly Purba Jadavpur, formerly Kasba), Kolkata - 700 094 and the entire property is butted and bounded by:

ON THE NORTH : By 30'-0" wide Road;
ON THE SOUTH : By 40'-0" wide K.M.C. Road;
ON THE EAST : By Land of others;
ON THE WEST : By Land of others.

*Paras mail Mumbai
Shivani Jain*

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*Sreyas raut
Ramesh Rugh*

Shalini Rai

Ramesh Rugh



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IN WITNESS WHEREOF the parties hereto has executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

Witness:

1. Saibal Banerjee
18/7 S. P. Colony Kol-53

2. Doyan Dey - Sh
401 Banerjee Lane Mukherjee Kol-99

KEMIA APARTMENTS LIMITED

Shalini Rai
Regional Manager / Authorised Signatory

EXECUTED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

Witness:

1. Saibal Banerjee
18/7 S. P. Colony Kol-53

2. Doyan Dey - Sh
401 Banerjee Lane Mukherjee Kol-99

Rakesh mal munda
Shivani Jain
Sreyans rewat
Ramesh Ruyte

Drafted by me,

Nishant Kr. Saraf Advocate

Mr. Nishant Kr. Saraf, Advocate, Enrolment No. F-314/2002.

M/s. Nishant Kr. Saraf Advocates

8, Old Post Office Street, 2nd Floor, Kolkata 700 001.

Phone : (033) 22623384 / 9830235574

Email: nishantsaraf1976@gmail.com



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Alipore, South 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacks) Only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

Dated	Pay Order No.	Bank	Amount (Rs.)
Payment done by Mr. Raunack Rungta			
02.08.2022	180235	Axis Bank Ltd.	56,92,500/-
T.D.S			57,500/-
Payment done by Mr. Sreyans Munot			
03.08.2022	511747	ICIC Bank	30,00,000/-
06.08.2022	511757	ICIC Bank	26,92,500/-
T.D.S			57,500/-
Payment done by Mrs. Shivani Jain			
01.08.2022	781072	Kotak Mahindra Bank	20,00,000/-
02.08.2022	781074	Kotak Mahindra Bank	15,00,000/-
04.08.2022	780998	Kotak Mahindra Bank	21,92,500/-
T.D.S			57,500/-
Payment done by Mr. Parashmal Munot			
03.08.2022	511746	ICIC Bank	50,00,000/-
06.08.2022	511756	ICIC Bank	6,92,500/-
T.D.S			57,500/-
Total			2,30,00,000/-

(Rupees Two Crores Thirty Lacks) Only

WITNESSES:

1. *Satish Bhanerjee*
18/7.S.P. Colony Kol-53

2. *Datta Narayn Shri*
60T Park Road 2, Mankhurd - Kol-53

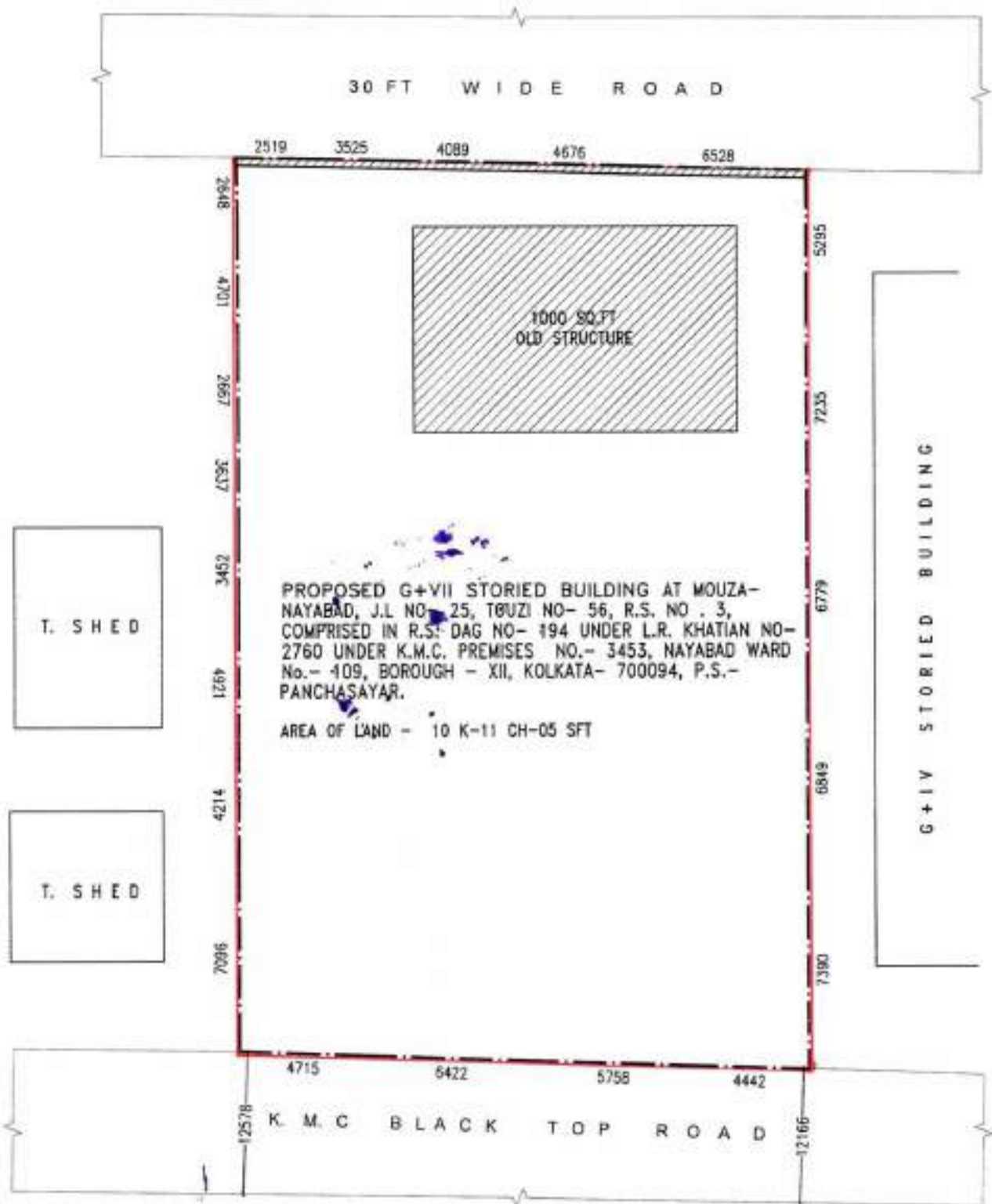
KEMIA APARTMENTS LIMITED
Shalini Kavi
Regional Manager / Authorised Signatory
VENDOR



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PROPOSED G+VII STORIED BUILDING AT MOUZA- NAYABAD, J.L NO- 25, TOUZI NO- 56, R.S. NO . 3, COMPRISED IN R.S. DAG NO- 194 UNDER L.R, KHATIAN NO- 2760 UNDER K.M.C. PREMISES NO.- 3453, NAYABAD WARD No.- 109, BOROUGH - XII, KOLKATA- 700094, P.S.- PANCHASAYAR.

AREA OF LAND - 10 K-11 CH-05 SFT



Rasomal munech
Shivani Jain
Sreyas munech
Ramesh kumar

SITE PLAN

KEMIA APARTMENTS LIMITED
Shivani Rai
 Regional Manager / Authorised Signatory

SIGNATURE OF OWNER



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Alipore, South 24 Parganas
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SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Shabini Devi</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ranwal Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sreyas Murali</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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District Sub-Registrar-II
Alipore, South 24 Parganas
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SPECIMEN FORM FOR TEN FINGERPRINTS



Shivani Jain

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Babarimal Mundra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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Alipore, South 24 Parganas
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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230092691182 Payment Mode: Counter Payment
GRN Date: 06/08/2022 12:42:00 Bank/Gateway: State Bank of India
BRN : 90030632 BRN Date: 06/08/2022 00:00:00
Payment Status: Successful Payment Ref. No: 2002369408/6/2022
[Query No*/Query Year]

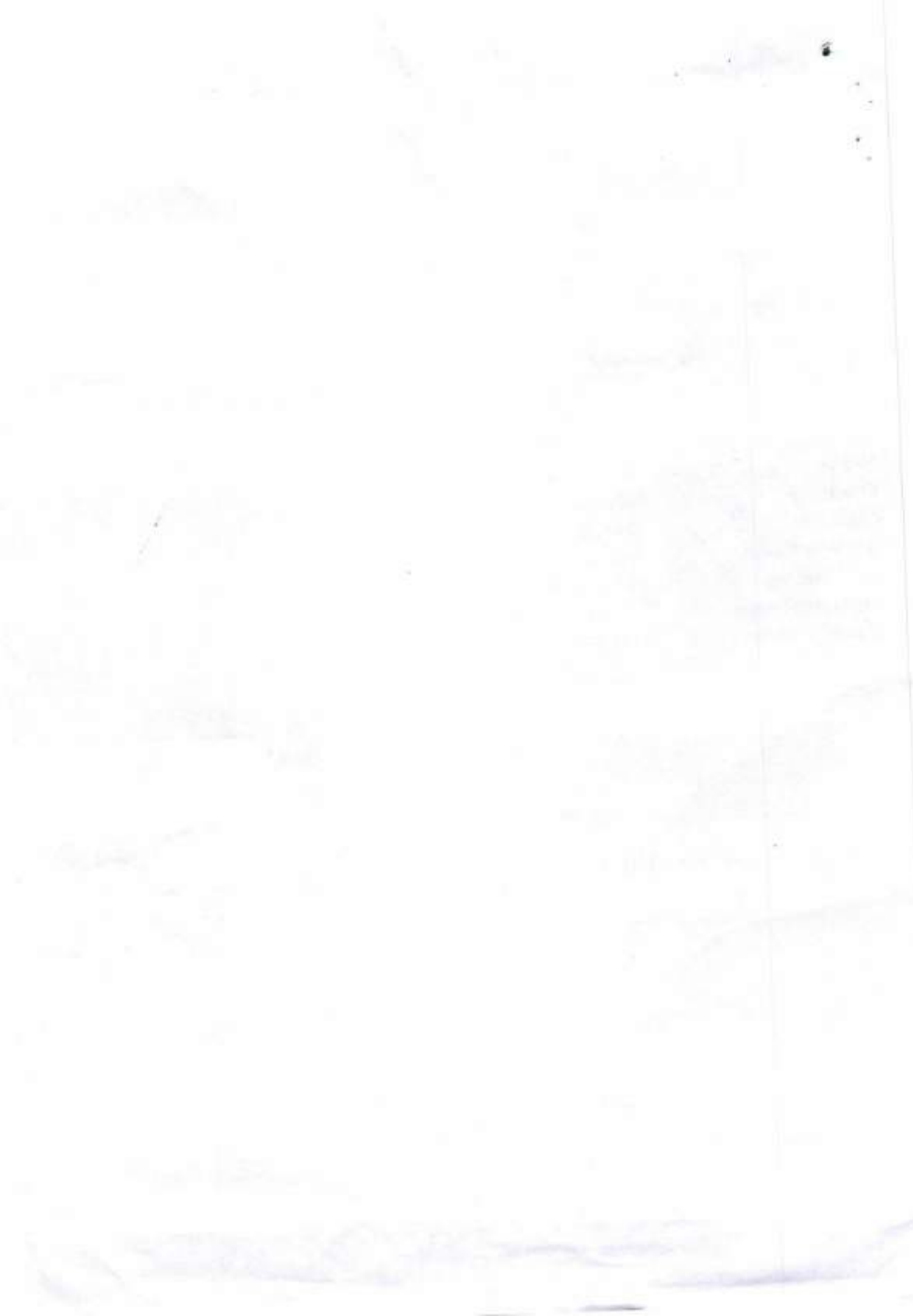
Depositor Details

Depositor's Name: Nishant Kr Saraf
Address: 8 Old Post Office Street 2nd Floor Kolkata 1
Mobile: 9830235574
Email: nishantsaraf1976@gmail.com
Contact No: 22623384
Depositor Status: Advocate
Query No: 2002369408
Applicant's Name: Mr SANTOSH RAUT
Identification No: 2002369408/6/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002369408/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	1145020
2	2002369408/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	230014
			Total	1375034

IN WORDS: THIRTEEN LAKH SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.



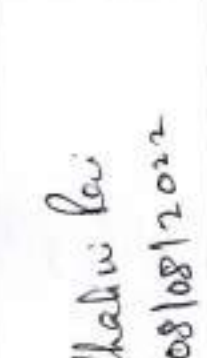







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022002369408/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Shalini Rai 109, Block-F, Oriental Apartment, Humayun Kabir Sarani, Majherhat Bridge, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Representative of Seller [Kemia Apartments Limited]			
2	Mr Raunack Rungta 19A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipur, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Buyer			



District Sub- Registrar-II
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I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Sreyans Munot 14, Kshirod Ghosh Road, City:- Howrah, P.O:- Howrah GPO, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711101	Buyer			Sreyans munot 8/8/22
4	Mrs Shivani Jain Plot No. 100/6 And 100/7, 32/5 Sahapur Colony, City:- Not Specified, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053	Buyer			Shivani Jain 8.8.2022
5	Mr Parashmal Munot 14, Kshirod Ghosh Road, Block D, City:- Howrah, P.O:- Howrah GPO, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101	Buyer			Parashmal Munot 8.8.2022



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Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santosh Raut Son of Mr A Raut 8 Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs Shalini Rai, Mr Raunack Rungta, Mr Sreyans Munot, Mrs Shivani Jain, Mr Parashmal Munot			 21/02/18/18/20

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-II
Alipore, South 24 Parganas
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Major Information of the Deed

Deed No :	I-1602-10722/2022	Date of Registration	12/08/2022
Query No / Year	1602-2002369408/2022	Office where deed is registered	
Query Date	03/08/2022 1:39:57 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTOSH RAUT M/S. NISHANT KR. SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,30,00,000/-	Rs. 2,30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,50,020/- (Article:23)	Rs. 2,30,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3453, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		10 Katha 11 Chatak 5 Sq Ft	2,00,00,000/-	2,00,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :					17.6458Dec	200,00,000 /-	200,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	30,00,000 /-	30,00,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kemia Apartments Limited Q 8/1 4th Main Road, City:- Not Specified, P.O:- Chennai, P.S:-CHETPET, District:-Chennai, Tamil Nadu, India, PIN:- 600040 , PAN No.:: aaxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Raunack Rungta (Presentant) Son of Late Rajendra Kumar Rungta 19A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx3l, Aadhaar No: 65xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence
2	Mr Sreyans Munot Son of Mr Parash Mall Munot 14, Kshirod Ghosh Road, City:- Howrah, P.O:- Howrah GPO, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx5q, Aadhaar No: 54xxxxxxxx7125, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence
3	Mrs Shivani Jain Wife of Mr Hemant Jain Plot No. 100/6 And 100/7, 32/5 Sahapur Colony, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: arxxxxxx2m, Aadhaar No: 33xxxxxxxx0760, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence
4	Mr Parashmal Munot Son of Late Joharilal Munot 14, Kshirod Ghosh Road, Block D, City:- Howrah, P.O:- Howrah GPO, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx1g, Aadhaar No: 33xxxxxxxx2410, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Shalini Rai Daughter of Mr Suresh Rai 109, Block-F, Oriental Apartment, Humayun Kabir Sarani, Majherhat Bridge, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: btxxxxxx7a, Aadhaar No: 91xxxxxxxx9399 Status : Representative, Representative of : Kemia Apartments Limited (as authorized signatory)



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A Raut 8 Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs Shalini Rai, Mr Raunack Rungta, Mr Sreyans Munot, Mrs Shivani Jain, Mr Parashmal Munot			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Kemia Apartments Limited	Mr Raunack Rungta-4.41146 Dec,Mr Sreyans Munot-4.41146 Dec,Mrs Shivani Jain-4.41146 Dec,Mr Parashmal Munot-4.41146 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Kemia Apartments Limited	Mr Raunack Rungta-250.00000000 Sq Ft,Mr Sreyans Munot-250.00000000 Sq Ft,Mrs Shivani Jain-250.00000000 Sq Ft,Mr Parashmal Munot-250.00000000 Sq Ft



On 08-08-2022

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

Presented for registration at 14:15 hrs on 08-08-2022, at the Private residence by Mr Raunack Rungta , one of the Claimants.

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 2,30,00,000/-

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

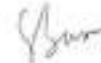
Execution is admitted on 08/08/2022 by 1. Mr Raunack Rungta, Son of Late Rajendra Kumar Rungta, 19A, Sarat Bose Road, P.O: Bhawanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr Sreyans Munot, Son of Mr Parash Mall Munot, 14, Kshirod Ghosh Road, P.O: Howrah GPO, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 3. Mrs Shivani Jain, Wife of Mr Hemant Jain, Plot No. 100/6 And 100/7, 32/5 Sahapur Colony, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 4. Mr Parashmal Munot, Son of Late Joharilal Munot, 14, Kshirod Ghosh Road, Block D, P.O: Howrah GPO, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Identified by Mr Santosh Raut, , Son of Mr A Raut, 8 Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-08-2022 by Mrs Shalini Rai, authorized signatory, Kemia Apartments Limited, Q 8/1 4th Main Road, City:- Not Specified, P.O:- Chennai, P.S:-CHETPET, District:-Chennai, Tamil Nadu, India, PIN:- 600040

Identified by Mr Santosh Raut, , Son of Mr A Raut, 8 Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,30,046/- (A(1) = Rs 2,30,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2022 12:00AM with Govt. Ref. No: 192022230092691182 on 06-08-2022, Amount Rs: 2,30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90030632 on 06-08-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,50,020/- and Stamp Duty paid by online = Rs 11,45,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2022 12:00AM with Govt. Ref. No: 192022230092691182 on 06-08-2022, Amount Rs: 11,45,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90030632 on 06-08-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-08-2022

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.

Payment of Fees

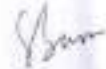
Certified that required Registration Fees payable for this document is Rs 2,30,046/- (A(1) = Rs 2,30,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,50,020/- and Stamp Duty paid by Stamp Rs 5,000/-

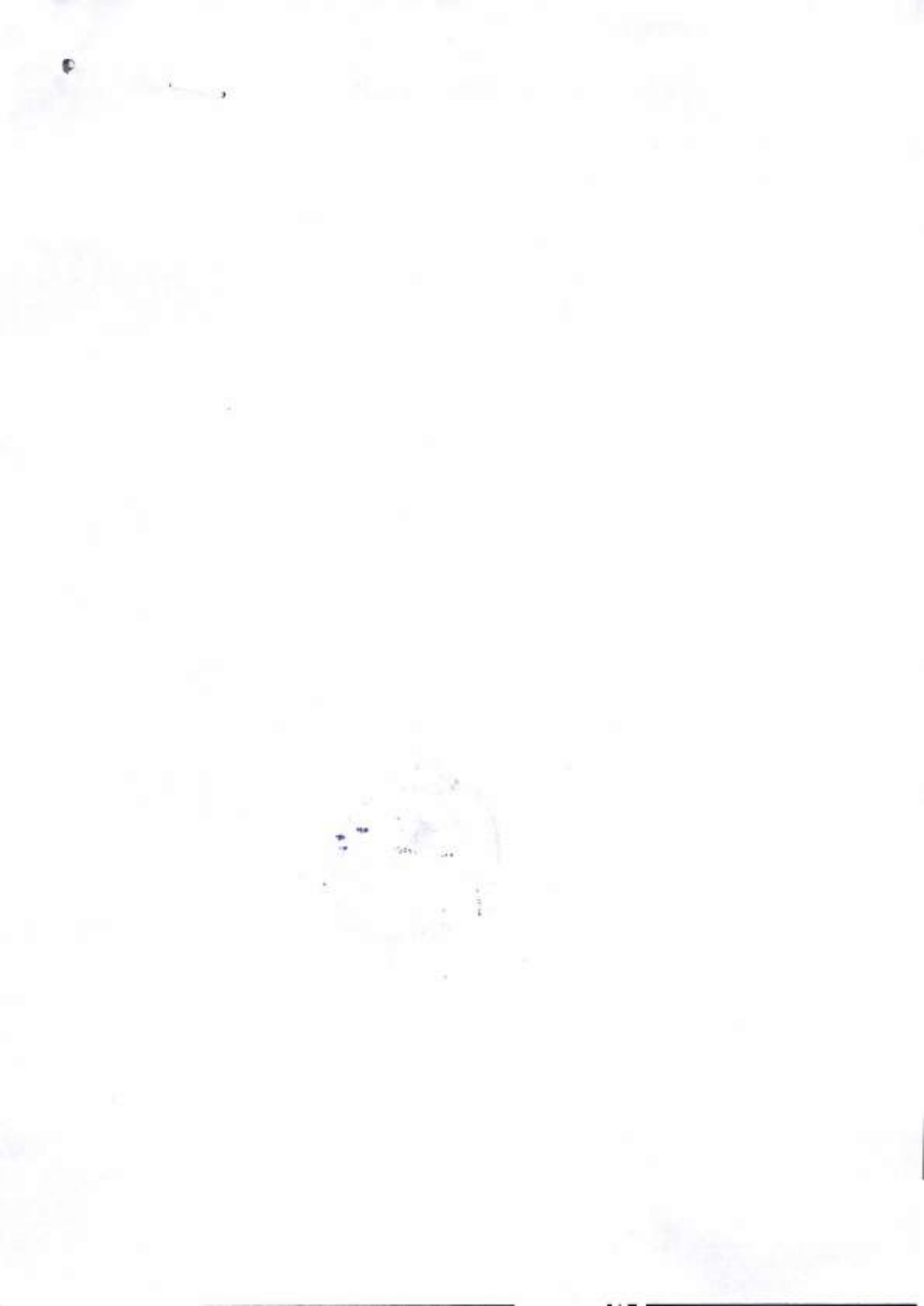
Description of Stamp

1. Stamp: Type: Impressed, Serial no 068034, Amount: Rs.5,000/-, Date of Purchase: 05/08/2022, Vendor name: Suranjan Mukherjee



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 383629 to 383663

being No 160210722 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.08.22 13:52:31 +05:30
Reason: Digital Signing of Deed.



(Suman Basu) 2022/08/22 01:52:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



DATED THIS 8th DAY OF AUGUST, 2022

BETWEEN

KEMIA APARTMENTS LIMITED VENDOR
AND
MR. RAUNACK RUNGTA & ORS..... PURCHASERS

DEED OF CONVEYANCE

NISHANT KR. SARAF ADVOCATES
8, Old Post Office Street
2nd Floor, Kolkata-700001
(033) 2262 3384.
Email: nishantsaraf1976@gmail.com